

Town of Sudbury

Historic Districts Commission

Flynn Building
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MINUTES

October 9, 2014

Flynn Building, Silva Conference Room

Present: Linda Hawes, Chair; Frederick E. Taylor, Vice Chair; Bill Andreas; and Lee Swanson; and Frank Riepe.

Also Present: David Bush, Mike Carney, Jeff Walker, Mary Heckman, Linda Mills, Giovanni Cecere, Ursula Lyons, Carol Shapanka, Mike Shapanka, and Frank Lyons.

HDC Chair Linda Hawes called the meeting to order at 7:30 p.m.

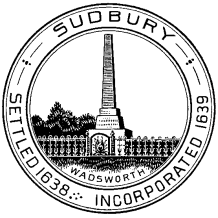
Case Number #14-20, Applicant David Bush, Post Road Clothier, 8 Concord Road (Assessor's Map K09, Parcel 0027):

Applicant David Bush, was present to request a Certificate of Appropriateness for a free-standing business sign measuring up to 8 square feet. Mr. Bush owns Post Road Clothiers which is moving from Boston Post Road to 8 Concord Road. The new sign requires a Special Permit from the Zoning Board of Appeals. Mr. Bush received approval for the Special Permit on Monday, October 6. Mr. Bush also reviewed his proposal from the Design Review Board which recommended approval of the Special Permit.

It was discussed that there is a bush in front of the property that Mr. Bush can cut down or prune for better visibility. The HDC asked whether Mr. Bush had considered a color other than blue. Mr. Bush said that he had, but he does not have additional funds to change his existing roof sign that he would be moving to the property so the freestanding sign color would have to match. The proposed sign would be carved wood and he would also like the HDC approve lighting. The ZBA approved lighting that would conform to Sudbury's lighting bylaw. Mr. Riepe made a motion to approve the request as submitted in the application dated September 17, 2014 except that the address as shown in the rendering provided by the applicant should reflect the correct street address. The case was unanimously approved.

Case number #14-21, Applicant Michael Carney, 197 and 197 Lot B Old Sudbury Road (Assessor's Map H10, Parcel 0006):

Applicant Michael Carney requested a Permit for Demolition of an existing residence and a Certificate of Appropriateness to build two new residences. It was said that the house to be demolished was built in the 1950s. The applicant did not bring any photos of existing conditions at the property. Mr. Andreas asked for photographic proof of conditions before he would make any decisions. The Board asked the applicant to find out who the architect was and to bring photos back to the HDC. Richard Kleeman, resident at 208 Sudbury Road, claimed that the house is an eye-sore and wanted to clarify the driveway situation. Mark Rossi, nephew of original property owner, explained that the house at one time belonged to his uncle and he thought that there was no



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architectural merit. The Board discussed a continuance of the hearing until more supporting documentation was presented. All agreed. The hearing was continued until Thursday, November 6, 2014 at 7:30 p.m. at the Flynn Building, Silva Conference Room.

Other Business:

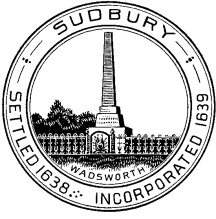
Next on the agenda was an informal discussion with neighbors of 150 Wayside Inn Road about Buddy Dog Humane Society's future plans to build a new facility at that location. In attendance were Mary Heckman, Linda Mills, Giovanni Cecere, Ursula Lyons, Carol Shapanka, Mike Shapanka, and Frank Lyons.

The property at 150 Wayside Inn Road does not reside in the Wayside Inn Historic District, but is right next to the boundary of the historic district. As such the Historic Districts Commission cannot take a position on this discussion.

Neighbors maintained that Buddy Dog has kept quiet its plans for the new location. They said that abutters and citizens are concerned about whether the location is proper for both areas; the Wayside Inn and Buddy Dog. Without knowing what Buddy Dog's plans are, neighbors can only hypothesize. They wondered about whether kennels would be three times as big as they currently are, how many additional cars would be in the neighborhood, and how noise from the kennels might affect the Martha Mary Chapel. One citizen thought that by current zoning laws Buddy Dog may be exempt by the Dover Amendment. The HDC confirmed that when looking at the Dover Amendment, they can only be exempt because they are an educational facility. Mr. Taylor asked if there had been any development on design. The neighbors stated that there had only been many trucks and surveyors on the property. The citizens brought up the idea of a land swap so that the land next to the chapel can be protected in perpetuity.

Selectman Woodard, who was also present, reminded the group that both Buddy Dog and the abutters need to attend an open meeting which will be seen on TV so that everyone has an opportunity to voice opinions. The group asked Selectmen Woodard if the selectmen would be the board that would review the site plan. He said that it was. Ms. Mills asked Mr. Swanson about the boundaries of the historic district. The Assessor's Map shows that the property is not part of the Wayside Inn, but Mr. Swanson indicated that there is some question regarding that boundary. Mr. Swanson stated that 150 Wayside Inn Road was at one point within the district but today it is not. Mr. Riepe stated that regarding the map the Town Engineer may be in error, but that would have to be investigated. The Board suggested that perhaps Town Council would have to advise.

Ms. Mills stated that it is questionable as to whether Buddy Dog is educational or not. A question that was raised was whether a certain percentage of a business needs to be educational in order to invoke the Dover Amendment. The answer was unknown.



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The group asked about kennel licenses and where/how they are distributed for the town of Sudbury. No one present knew the answer.

The question was raised about whether there might be any archeological remains on the property. More research would need to be done to determine the answer.

Mr. Taylor asked the neighbors about their reason for coming to the HDC. Neighbors indicated that they were looking for more information and support. The HDC counseled that neighbors should enlist public support and pursue the Dover Amendment and look at the parameters of historical landmarks. It was noted that the selectmen can poll any board in town for opinions and to help them make determinations.

Mr. Riepe stated that the Dover position would be pivotal whether invoked or recognized. He again suggested that Town Council weigh in on this. Ms. Hawes suggested that the group get as many citizens to the Selectmen's meeting as possible.

It was suggested the neighbors work toward having the property included as historical. In 1967 article 45-46 was established for the Wayside Inn by the Town Clerk.

Next the Board discussed approval of Minutes from the August 7 and September 11, 2014 Meetings. There were no changes to either document and both sets of minutes were unanimously approved.

The Board then discussed its re-organization after Ms. Hawes announced that she will be resigning from the chair position at the end of the meeting. Ms. Hawes nominated Fred Taylor to become chair of the Historical Districts Commission. Mr. Riepe seconded the nomination. Mr. Taylor accepted the nomination and the board voted unanimously. Mr. Taylor recused himself from the vote.

After a final review of the draft general guidelines Mr. Taylor made a motion to approve the general guidelines. There were no changes. The vote was unanimous.

Discussion of Landscaping guidelines was tabled.

Ms. Hawes made a motion to adjourn the meeting and the vote was unanimous.