

# Town of Sudbury

## Historic Districts Commission

Flynn Building  
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### MINUTES

November 20, 2014

7:30 p.m.

Flynn Building, Silva Conference Room

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

HDC Chair Fred Taylor called the meeting to order at 7:30 p.m.

#### **Case Number 14-23 – Applicant Terese Frasca, 233 Concord Road, (Assessor’s Map H09-0016):**

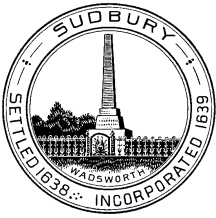
Ms. Frasca was present to request a Certificate of Appropriateness for three double-hung windows to be installed at the south side of her home at 233 Concord Road where she lives in an accessory dwelling on the second floor of the barn extension. The windows would allow light into a large room that serves as the dining and living areas. Mr. Swanson asked if there would be space to put a transom window above the double hung windows. The consensus was that the transom window would look inappropriate. Ms. Frasca said that the contractor Matthew Noah rented a heat machine to see if he could find large beams in the wall to place the window. Although that exercise was not successful a regular stud finder seemed to do the job. The corners are post and beam but there do not appear to be beams in that particular wall. Mr. Riepe thought that the three-foot windows were poorly proportioned and the windows should be four feet high instead. After some conversation Mr. Swanson made a motion to issue a Certificate of Appropriateness to follow the specifications for the windows placement on the application dated October 21, 2014. Mr. Taylor seconded the motion. The windows would be Jeldwen products, six over six pane, all wood exterior, and measure 32 inches wide and 48 inches high to match the existing windows on the house. The motion was unanimously approved.

#### **Case Number 14-24 – Applicants William and Mary Ann LoVerme, 295 Concord Road, (Assessor’s Map H09-0006):**

William LoVerme appeared before the HDC to request a Certificate of Appropriateness to replace window sashes only on second floor windows. The applicant intends to maintain the triple track storm window system. The Commission finds no objection to replacing the original window sashes. Mr. Swanson made a motion to grant the Certificate of Appropriateness for window sash replacement on the second floor windows. Mr. Riepe seconded the motion. The sashes will be all wood and match the existing ones. The motion was unanimously approved.

#### **Case Number 14-25 – Applicant Adam Marengi, Marengi Dental, 15 Concord Road, (Assessor’s Map K08-0035):**

Adam Marengi of 15 Concord Road presented two renderings for a wall sign and one for a double-sided panel on an existing multi-tenant monument sign that had been recently approved by the Design Review Board. One wall sign design showed as sign measuring three feet high and eight feet long, four inches between the bottom of the gooseneck lights on top and also on the bottom above the office window. The second design showed a smaller sign. Mr. Marengi said that the landlord required the sign to be at the center of the gooseneck lighting however Mr. Riepe would like to see the ‘M’ from their business logo bridge the gable and the windows. Mr. Riepe believes that the ‘M’ would mitigate the oddly placed door and window on the front of the building. Mr. Riepe also believes that the ‘M’ could have a shadow effect



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if painted correctly on the sign giving it more prominence. Mr. Riepe suggested that the back panel should be only 24-28" high rather than 36". Mr. Taylor's preference for the back panel was two feet high. Mr. Taylor had no problem with the use of different fonts and believed that the image ties things together. Mr. Taylor felt that in order to unify the appearance of the rectangular sign, front window, and door the larger, 8 foot, design was needed. Mr. Riepe did some sketching of the back panel. He thought that the amount of white on the sign could be reduced by cutting the size of the back panel down and having the 'M' extend up beyond the top and down below the bottom of the back panel. Mr. Marengi felt that the landlord would not approve of a projecting sign. A motion was made to approve a wall sign design that would be 20 inches high and 8 feet long. A cut out letter 'M' would extend slightly above and below the back panel. The new configuration of the sign should appear as shown in Mr. Riepe's sketch with a line border as drawn at the meeting. The motion also included an approval for a double-sided panel sign as shown in the rendering brought in by the applicants. The motion was approved with a vote of three to one with Mr. Taylor dissenting.

### **Case Number 14-26 – Applicants Kevin and Beth Farrell, 55 Peakham Road, (Assessor's Map K04-0607):**

Applicant Kevin Farrell was present to request a Certificate of Appropriateness for the installation of solar panels on the south and west-facing roofs of his property at 55 Peakham Road. He said that he wanted the panels in order to lower his carbon footprint. He proposed installing black solar panels on a black roof. Mr. Riepe had difficulty with some of the panels being placed horizontally and some panels being placed in the portrait position. He noted that some panel models would last longer than others with "Sun Power" having the longest-lasting panels. A motion was made to approve the installation of solar panels on the south and west facing roofs. The color is to be black and the configuration is to be as shown in the application dated October 30, 2014 with the exception that all panels should be installed in a vertical position. Given that existing landscaping is shielding the panels from view the Commission stipulated as a condition to granting the Certificate that the landscaping shall not to be changed without prior approval of the HDC. The vote to approve was unanimous.

### **Other Business:**

As a follow up to the discussion at the November 6 meeting of town center plans, Mr. Riepe showed designs for the mast arm traffic lights. These will be the final recommendation by SCIAC on the mast arm specification for the traffic signal in Sudbury Center.

The minutes from November 6, 2014 were accepted unanimously. No changes needed to be made.

Mr. Taylor handed out a copy of the guidelines as they appear on the HDC website. He asked that the HDC review them and consider what would be necessary for categories in a revised version.

Mr. Taylor asked the HDC what they thought about expanding the historic districts in town. The Commission discussed the possibility of changing and adding to Sudbury's existing historic districts and encouraging people to put preservation restrictions on their properties. Mr. Taylor said he would research what is involved in changing the districts and present this at the meeting on December 4<sup>th</sup>.

There being no further business the meeting was adjourned at 9:42 p.m.