



Town of Sudbury

Historic Districts Commission

Flynn Building
278 Old Sudbury Rd
Sudbury, MA 01776
978-639-3389
Fax: 978-443-0756

<http://www.sudbury.ma.us>

HISTORIC DISTRICTS COMMISSION

MEETING DATE: September 17, 2015

Members Present: Fred Taylor, HDC Chair; Frank Riepe; Lee Swanson and Linda Hawes.

Town residents present at this meeting: Jeremy Chadwick, Todd Jewett, Rich Davison, Town Center Comm. (not a town resident), Jane W. Allen Bee Baker, Tom Dowey, Sue Abrams, Paul Curtis, Heather Curtis and Jim Gish.

Case 15-18: Public Hearing, Town Center: Hudson, Concord and Old Sudbury Roads (Town Assessor's Map H09-0063). Applicant Jody Kablack, Director of Planning and Community Development.

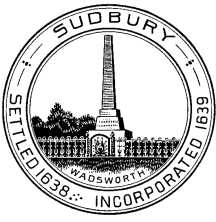
The applicant, Jody Kablack, Director of Planning and Community Development was present to discuss the application and plans submitted, titled: "Sudbury Town Center – Construction Documents" by Sudbury Design Group and dated: July 6, 2015 and revised July 30 and August 10, 2015.

The Landscape Plan was developed with the assistance of the Town's consultant, Sudbury Design Group, and takes a simplified approach to the restoration of the Town Center, respecting its current informal design. The Landscape Plan is contemplated to be completed in two phases due to budgetary constraints.

Ms. Kablack reviewed the Plan with the HDC members, noting major deviations from the plan that the SCIAC did not think necessary, which consisted primarily of the planting of street trees along Concord Road, as well as some of the smaller planting areas throughout the center. Ms. Kablack also noted that the major items to be completed in phase 1 of the project (fall 2015 – spring 2016) include the installation of street lamps, improvements to the Town Common (except landscape plantings), and other items noted in her memo to the HDC dated August 19, 2015. Phase 2 items will be undertaken in the summer-fall of 2016, pending approval of funding.

Ms. Kablack noted the need to remove 3 trees on the Town Common, 3 trees in Grinnell Park and 1 tree in front of 308 Concord Road, which has recently been removed by the DPW Dept. due to construction scheduling. The trees on the Common and in Grinnell Park have been reviewed by an arborist and are not healthy trees. Removing them will open up vistas in the Town Center.

Mr. Todd Jewett, 308 Concord Road, was present and was concerned for the changes occurring to the front of his property. Ms. Kablack noted that the engineering plans accurately reflect the necessary construction, and that no work is being done on private property. All work will be within the public right of way. Ms. Kablack noted the construction project was moving ahead quickly now, and the DPW Dept. needed to remove the tree prior to the hearing. But given the proximity of the tree to the curb line, and the need to excavate within 24" of the tree trunk, the Tree Warden did not think the tree would survive. Ms. Kablack assured Mr. Jewett that if landscaping in the front of his house is desired, the Town would work with him to develop a plan after construction.



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The relocation of the well pump in front of the house was discussed, with the offer of the Town to move the pump (but not drill a new well) if the homeowner desires. Any landscape plan would also need HDC approval. Mr. Jewett seemed comfortable with this reassurance.

A motion was made, seconded, and unanimously approved to grant a Certificate of Appropriateness to approve the landscape plans, dated August 10, 2015, with the following exceptions:

1. The surface treatment of the internal walkways in Grinnell Park and Town Common will be further reviewed. The HDC favors stone dust. The plans currently propose asphalt.

Case 14-21: Continued Public Hearing, 197 Lot B Old Sudbury Road (Town Assessor's Map H10-0006). Applicant Mike Carney, Walker Development.

Mr. Carney presented final plans, detailed products, materials, colors and vendors to be used for the construction of a new home at 197 Lot B Old Sudbury Road, titled: "Custom Residence Walker Development Lot 2 Old Sudbury, Sudbury, MA 01776 – Project Number: 14183", Prepared by Dennis Colwell Architects, Inc. dated September 15, 2015.

Mr. Taylor questioned the materials used on the roof returns. Mr. Carney verified that the returns will not be shingled and that they will be painted the color of the house.

The plans were given unanimous approval by the board with the following conditions:

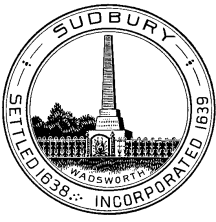
1. A ½"-3/4" bead will run along the length of the bottom edge of the frieze board.
2. Landscaping will not be changed without prior approval from the Historic District Commission.

Case 15-16: Public Hearing, 239 Concord Road (Town Assessor's Map H09-0206). Applicant Jeff Walker, Walker Development.

Mike Carney was present to discuss the application. A mockup of a square column was displayed at the meeting; previously submitted was a landscape plan titled: "239 Concord Road, Sudbury, MA – (Proposed Landscape Plan Scale: 1' = 20)", photos of proposed columns and pictures of selected plans for 239 Concord Road were received via email.

Members discussed overall size of columns, but did not have any concerns, they also discussed landscape plans, noting that low voltage lighting is not necessary, and other elements are clearly shown on plan (lighting, fencing, grass, wood chips).

The Board received an email from Taryn D'Ambrogi Trexler from 253 Concord Road, on September 16, 2015. Board members briefly discussed the neighbors' concerns with erosion. The Planning Department will monitor the project under the Stormwater Permit granted. Erosion controls will be requested to be installed immediately.



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A motion was made, seconded, and approved to grant a Certificate of Appropriateness to substitute approved round columns with square columns. The Certificate was approved unanimously with the following conditions:

1. Columns, similar to Hosmer House, with additional detail including a base made up of two $\frac{3}{4}$ ' squares (12' on 14") and molding around the base and the top cap.
2. Landscape plan – previous vote was reaffirmed as submitted on proposed plan "239 Concord Road, Sudbury, MA – (Proposed Landscape Plan Scale: 1' = 20)". Plan to be included in the file.
3. Landscaping will not be changed without prior approval from the Historic District Commission.

Case 15-17: Public Hearing, 419 Concord Road (Town Assessor's Map H09-0062). Applicant Jeremy Chadwick.

Mr. Jeremy Chadwick, present at the hearing, apologized for not receiving approval before installing the fence.

Members expressed sentiment that the fence is appropriate.

A motion was made, seconded, and approved to grant a Certificate of Appropriateness for the installation of a cedar fence with a cap based on a plan titled: "Mortgage Inspection Plan in Sudbury, MA", dated: November 24, 1993 and picture submitted, the Certificate was approved without conditions.

Case 15-19: Public Hearing, 25 Lafayette Drive (Town Assessor's Map K04-0402). Applicant Heather Curtis.

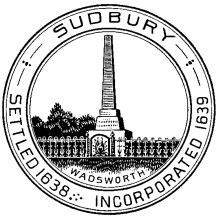
Heather Curtis was present at the hearing, and explained to the Board that the driveway has been stone dust for many years since the house was constructed in 1968 and it is not an easy driveway to maintain.

The Board has no concerns about this application to pave the driveway and the removal of trees. In addition to following plan titled: "Plot Plan of Land in Sudbury, MA", dated: August 27, 1968, prepared by Ewald & Mashi Inc. Engineering Consultants, Framingham, MA. and pictures of current driveway and trees were submitted.

A motion was made, seconded, and approved to grant a Certificate of Appropriateness based on the plans submitted, title "Plot Plan of Land in Sudbury, Mass" by Ewald & Mashi Inc.

The Certificate was approved with the following conditions:

Landscaping will not be changed without prior approval from the Historic District Commission.



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Case 15-20: Public Hearing, 327 Concord Road (Town Assessor's Map H09-0065). Applicant First Parish of Sudbury, Bruce Langmuir.

Jim Gish was present for applicant, and submitted an additional aerial picture of the church, to illustrate where the panels will be place.

Mr. Gish shared with the Board that there will be 52 black panels. The angle in which the panels will be placed was changed, which will result in a reduction of visibility. Panels are nearly flat on the north side roof, other sides are nearly flush to roof, maybe a border around the array, but Mr. Gish is not sure.

Mr. Riepe expressed concerns that panels as shown will be installed in two different orientations. HDC members were concerned that this will be visible from the road.

The applicant was concerned that the height of panels and borders might have financial consequences for applicants.

This case will be continued on September 24, 2015 at 7:30 PM.

Case 15-21: Public Hearing, 64 French Road (Town Assessor's Map J04-0001). Applicant Barbara Baker and Tom Dowey.

Applicants Barbara Baker and Tom Dowey presented plans to revise previously approved plans to build a 30'X50'X28" (H) barn/garage. New plans are for a 24'X40'X25' barn/garage. Titled: "Baker-Dowey Residence – 64 French Road, Sudbury, MA – Front and Rear Elevations", prepared by: Jane E. Grover, Architect, dated August 28, 2015.

Proportions and details will remain the same (as shown in submitted drawings). Ms. Hawes advised changing the color of the barn to Shaker Red by California Paints. The Commission gave unanimous approval to the plans with the following conditions.

1. The color of the barn shall be Shaker Red by California Paints.
2. The roof shingles will be Timberline charcoal, 30-year architectural shingles.
3. Landscaping will not be changed without prior approval from the Historic District Commission.

Other Business:

August 6, 2015 Minutes were approved, Frank Riepe, Lee Swanson and Mr. Taylor voted in favor. Ms. Hawes was absent from the meeting and did not vote.

Meeting was adjourned at 10:30 pm.