

Town of Sudbury

Historic Districts Commission

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

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

MINUTES

October 22, 2015 - 7:30 p.m.
Flynn Building, Silva Conference Room

Members present: Fred Taylor (Chair), Frank Riepe, Lee Swanson, Linda Hawes, William Andreas.
Applicants present: Peter Bemis, Ronald Searling
Others present: Paul Tocci, Jr., Diane Tocci, Denise Garzone, Siobhan Hullinger.

Old Business:

Members continued discussion of Guidelines and came to some agreement on criteria that included:

Solar Panels

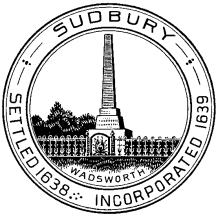
- Panels should be black in color or match the roof color.
- Panels should lie flat no more than 3 ½ inches above the roof.
- They should be installed parallel to the roof eave in a meticulous array, oriented in one direction, with design in mind.
- If demounted in the future there should be no visible changes to the roof.

Skylights

- Particular historic significance of the house will be taken into consideration when granting the installation of a skylight.
- Skylights are normally not allowed and discouraged on an historic house if they will be visible from the public way.

Public Hearing Continued - Case 15-22, Applicant Gapco LLC Lot 1 Lafayette Drive (Town Assessor's Map K05-0004). For a Certificate of Appropriateness to construct a 5 bedroom dwelling with driveway, landscaping, septic system, and other pertinent utilities, measuring approximately 4,230 square feet, and a garage measuring approximately 846 square feet.

Peter Bemis presented revised plans for the house. Changes included the size of the house, now approximately 3,750 sq. feet, and the height, now 31' 1". HDC members generally liked the revisions. Mr. Bemis asked if the house could be sided with synthetic clapboard (Hardie Board). Mr. Taylor advised that the Commission did not have a policy on synthetic siding and this could initiate an involved discussion that might not be resolved. Mr. Swanson stated that he felt the house was only visible from a public way from the front and north side and that it was partly camouflaged by plantings. He said he felt this would make synthetic siding more acceptable. Ms. Hawes said that the Commission had approved Hardie Board in the past. Mr. Andreas noted that this was only in three cases, one of which was public building. Following Mr. Riepe's suggestion members took a straw vote to approve the use of Hardie Board and then voted to grant a Certificate of Appropriateness to follow the plans as submitted and to use Hardie Board for siding. Ms. Hawes, Mr. Swanson, and Mr. Riepe voting in favor and Mr. Andreas and Mr. Taylor against.



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Other Business:

1. A discussion ensued regarding the use of synthetic siding materials. Mr. Taylor said he was strongly against them and said he did not know of any guidelines from neighboring towns that approved that. Some members felt that for newer homes it was more appropriate and should be considered. Discussion ended without a consensus being reached.

2. Approval of Minutes

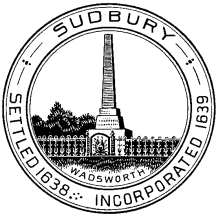
Members unanimously approved Minutes of October 8, 2015 meeting.

3. Mr. Taylor provided updates:

- Regarding the storm door at 295 Concord Road, he said that in searching the internet pictures seemed to show the door installed when the house was up for sale in 2014. Mr. Riepe said he was not bothered by the door or hardware. Members agreed that no action should be taken given that the present owners did not install it.
- Regarding the “barn” doors at 239 Concord Road, Mr. Taylor said that Mike Carney informed him that the sliding doors were yet to be installed. Members will continue to monitor progress on the house.
- Regarding the Town’s role in informing home buyers, developers, and current residents that they may be buying or living in an historic district, Mr. Taylor said he had confirmed with Mark Herweck that anyone applying for a building permit is told when applying whether he is in an historic district. Ms. Hawes suggested that to help inform potential real estate buyers some mention of the historic districts might be noted on one of the Town’s webpages. She also suggested that realty offices in Town be asked to inform prospective buyers. Mr. Taylor asked her to pursue these.

4. Members next continued discussion regarding landscaping jurisdiction. Mr. Taylor said that he and Mr. Riepe had a discussion about jurisdiction over Town center landscaping. Mr. Taylor noted that when Town center landscaping was first brought as a case to the board the Commission had not clarified its understanding about landscaping jurisdiction. In the continuation of the case he said he interpreted previous discussion of landscaping in the minutes sufficient to warrant jurisdiction but said that if there was doubt about this the matter should be brought before the board.

In discussion, Mr. Taylor said that approval that had been given by the board so far had followed the recommendations of the Town center committee and that it had not been controversial. Mr. Riepe expressed concern over what was still to be decided, namely materials for the walkways. He said jurisdiction over walkways might be excluded from the Commission’s purview because they might fall under the definition of landscaping. Mr. Taylor felt that they fell under the definition of “structure” as a “combination of materials” and therefore the board did have jurisdiction. He said that



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this is the definition other towns rely on to exercise control over walkways and driveways. Mr. Andreas agreed and said he knew of an instance in which approval for a particular stonewall as a structure was debated because it was only one material and not a combination. The board agreed that Mr. Taylor should ask the opinion of Chris Skelly and Mr. Riepe volunteered to ask Town Counsel and report back at next meeting. Mr. Taylor asked board members to see if they could find an instance of any town that did not include walkways in its jurisdiction.

5. Discussion was again raised about a statement the board might make regarding the "Village at Sudbury Station." Because agreement could not be reached as to what might be said, it was decided no comment would be made.

The meeting was adjourned at 9:45 PM.