



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>

Minutes

February 1, 2018

Members present: Linda G. Hawes, William Andreas, Frank Riepe and Lee Swanson.

Others present: Chi Lung Cheung, Robert B. Harworth, Alyson Cheung, Roberto Viola Ochoa and Anu Shah.

New Business:

1. **CONTINUATION - Public Hearing - Case 17-29, Applicants Gabriela Marquez & Roberto Viola Ochoa, 17 Concord Road** (Town Assessor's Map K08-0086). For a Certificate of Appropriateness for changes to the front of the building and signs.

Roberto Viola Ochoa was present at the meeting, representing 17 Concord Rd for Certificate of Appropriateness for door and sign color.

The hair salon sign will be replaced by an art design, and the sign post will be repaired. The color approved was Benjamin Moore 2087-10 for the sign and the door.

1. **Public Hearing – Case 18-2, Applicant Chi-Lung Cheung, 260 Concord Road** (Town Assessor's Map H09-0021). For a Certificate of Appropriateness to replace current garage door with painted wood frame French Door.

Robert Harworth was present representing the applicants. The owners of 260 Concord Road have also submitted an application to the Board of Appeals requesting approval to use the detached structure as an accessory dwelling unit to have in-laws live there. This request will be reviewed by the Board of Appeals at their meeting on February 5, 2018.

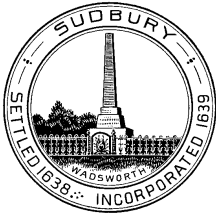
Applicant Chi-Lung Cheung was present at the meeting for a Certificate of Appropriateness to replace current garage door with painted wood frame French door.

Ms. Hawes opined the simple design was not fancy at all and when looking at the original design with the regular garage door, it fit very well. She thought the change would be appropriate.

Mr. Riepe stated that the garage is located about 200 feet from the road, and the proposed is a small change.

Mr. Andreas agreed with Ms. Hawes stating the proposed is not the same as the proposed change requested at the parsonage, he added that the design of the structure looks more like a carriage house and not a barn.

Ms. Hawes asked if the entrance could be on the right side of the structure.



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Mr. Harworth replied it would not be possible because that area was designed for living space, the bathroom is located on that side and the laundry area will be there as well.

Mr. Swanson asked if the entrance could be located on the left side of the structure, connecting it to the main house.

Mr. Haworth replied the left side will remain as a garage.

Mr. Anu Shar, 257 Concord Road expressed the proposed request is not in line with the character of the area and is visible from the front road, at night one side of the structure will have a light on, his concern is the new look of the structure changing from one family house to something that looks like a two family house, in his view this structure does not compare to the parsonage because it is not a barn.

Mr. Cheung noted that the back of the structure's elevation is lower than the front and it might not be feasible to make changes to the back, considering they will need to have stairs to access the second level. He added he is open to suggestions to change the proposed design; his main desire is to bring natural lighting to the structure.

The Commission received an email and photographs from Taryn D'Ambrogi Trexler, 253 Concord Road regarding this petition.

After discussion with owners and abutters, members denied such a change, as it affects the symmetry of the building.

The Commission proposed and approved the following changes to the garage:

Motion made, seconded and voted to approved substituting 4 equal width sashes in the center in the space in question, with 2 opening as a pair, each sash 4 lights high. Materials as specified, matching original garage door. All trim and windows to be painted the same existing color, dark green. Abutters approved of the changes.

Miscellaneous:

- The Minutes from January 8, 2018 meeting were unanimously approved.

The meeting was adjourned at 8:53 PM.