

# 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 March 15, 2018

Members present: Fred Taylor (Chair), Linda G. Hawes, William Andreas, Frank Riepe and Lee Swanson.

Others present: Elvis Alonso and Jesse Flack.

#### **New Business:**

1. **Public Hearing – Case 18-4, Applicants Elvis and Carolyn Alonso, 20 Robert Best Road** (Town Assessor's Map J05-0364). For a Certificate of Appropriateness to rebuild existing stone/retention wall with existing stones and a new expanded driveway.

Mr. Alonso explained that he would like to rebuild his existing stone/retention wall because of its poor condition. He will reuse existing stones and keep the same style of the existing stonewall. He proposed a new driveway making it wider, expanding it by two feet to the left. The driveway will be asphalt.

After discussion and questions to clarify the nature of the proposal, the Commission approved both requests.

Motion made, seconded and unanimously approved the request petition 18-4 as shown on the application and plans.

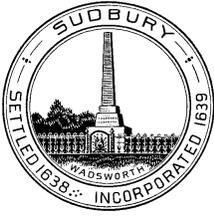
2. **Public Hearing – Case 18-5, Applicant Jesse Flack, 25 Concord Road** (Town Assessor's Map K09-0024). For a Certificate of Appropriateness to convert existing second floor attic space to finished loft/living area and to raise roof of rear section of house to match original front section.

Mr. Flack explained that he has a large, unfinished second floor that is only accessible by a ladder. He would like to finish it and expand it by elevating the back roofline, raising it 1.5 feet to be in line with the original front section of the house. He said he believes the structure in back of the house might have been a barn at one point. The house is believed to be built around 1830 and the rear of the house, he said, is not visible from Concord Road.

There was some discussion about the type of windows and front door.

Mr. Riepe commented this house had character, it was charming and he would like to see wood windows on the proposed addition.

Mr. Taylor commented he liked the design and the windows proposed, but he would like to see wood windows as well.



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Mr. Andreas suggested that the addition to match the colors of the existing house.

A motion was made, seconded and unanimously approved as presented in the application and plans with the following conditions:

- Windows will be wood, either SDL (simulated divided lights) or true divided lights
  - All colors are to match existing colors
3. **Public Hearing – Case 18-3, Applicant Maillet & Son Inc., Lot 11 Carriage Way** (Town Assessor’s Map K04-0511). For a Certificate of Appropriateness to build a new dwelling on a vacant lot. The new residence will measure approximately 3,476 s.f. and with the basement approximately 5,158 s.f. WITHDRAWN WITHOUT PREJUDICE.

Mr. Taylor informed the Commission the applicants for Lot 11 Carriage Way withdrew their application without prejudice.

The commission accepted the withdrawal.

### **Miscellaneous:**

- The Minutes from February 1, 2018 meeting were unanimously approved.

The meeting was adjourned at 8:30 PM.