



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 January 3, 2019

Members present: Fred Taylor, William Andreas, Frank Riepe and Lee Swanson.

Regrets: Linda Hawes.

Others present: Mark Herweck, Building Inspector; Alex Munteanu; Stevan Budovalcev; Sebouh Arakelian; Amy Vesely and Liam Vesely.

1. **Public Hearing – Case 18-22, Applicants Liam and Amy Vesely, 10 Pokonoket Avenue** (Town Assessor's Map K09-0443). For a Certificate of Appropriateness to replace windows and a door.

Chair Taylor asked the applicant if any of these windows or door are visible from a public way. Mr. Vesely replied no, he stated he tried to convey this information using pictures, he added the existing windows and door are not original to the house. They are planning to re-do their kitchen and the recommendation was to replace these windows and door, specially the door because their architect told them it is not an exterior door, it is a pine interior door.

Mr. Andreas agreed that you could only see the top of the door through branches.

Chair Taylor stated that the work does not need approval from the Commission because the work to be done is not visible from the main road, but he asked the other members if they agreed to have a condition stating any changes to landscape will need approval from the Commission.

Mr. Andreas added that King Philip Road is a scenic road and the house has a stone wall, in any event the owner can not make changes to the landscape without permission from the Planning Board.

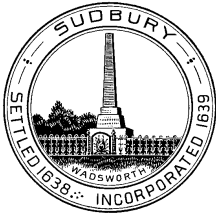
Mr. Riepe moved to approve the application as proposed on the application, seconded and voted.

2. **Public Hearing – Case 18-23, Applicant SHKBEN Development, LLC, Alex Munteanu, 12 Maynard Road** (Town Assessor's Map G08-0406). For a Certificate of Appropriateness to build a new dwelling on a vacant lot.

Mr. Munteanu was present at the hearing accompanied of Steve Bubouncer.

Chair Taylor asked Mark Herweck for a recap up to today on this project.

Mr. Herweck, Building Inspector stated at the time of issuing the building permits, this property did not come up in the system as a historic district, the applicant had gone through storm water permit with the Planning Office and Conservation, he noted the house that is being build is



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different than the plans he permitted, it looked like the roof line was changed and the foot print was changed by an additional two feet.

Mr. Riepe asked if the information the building department has is different than the Planning Board.

Mr. Herweck stated that a letter did not go out from the Planning Board at the time the lot was subdivided after an ANR application.

Mr. Arekelian, 4 Maynard Road stated his concerns about the process and oversights to this point, his main concerns are the shape of the land, how it is graded and how this land has been altered, the height of the structure is also an issue because it is much taller than his home, one additional concern is drainage and how will it impact his property, Mr. Arekelian shared a letter with an applicant and the Commission.

Mr. Riepe stated that some of the topics of concern are not in the purview of the HDC, but he added the Commission does not have sufficient information about the current presentation of this construction.

The Commission requested from the applicant the following: landscape plans, site plan, current conditions photographs, proposed driveway location, a 3-dimensional imagery, samples of exterior colors, specification of materials to be used on the front of the house and window, siding and roof samples.

Chair Taylor asked for the proposed living space. Mr. Munteanu replied it was approximately 3,600 s.f.

Mr. Riepe expressed the Commission recognized this was a difficult situation and their intent is not to make it more difficult than it can be. He added the Commission is only trying to do their best.

Motion was made seconded and voted to continue this petition to the next HDC meeting scheduled on February 7, 2019.

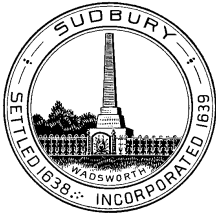
Other Business:

Approval of 2018 Annual Report for HDC.
The committee members signed the 2018 Annual Report.

Miscellaneous:

- Brief Review of "Open Meeting Law" Requirements

The Commission reviewed email protocol to make sure the Commission continues to follow the Open Meeting Law.



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- Approval of Minutes from December 6, 2018 Meeting
Meeting Minutes from December 6, 2018 were approved as amended.
- Administrative Report/Update

The meeting was adjourned at 8:36 PM.