

# 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 7, 2019

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

Others present: Alex Munteanu, Stevan Budovalcey, Ron Ham, Ron E. Ham, Lenny Holt and Sebouh Arakelian.

1. **CONTINUATION - 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 and Mr. Budovalcey were present at the continuation hearing. Mr. Budovalcey stated they are presently working with the Conservation Commission and they will continue to work with them. With the help of the Conservation Commission they have delineated the area that needs it to be cleared. They discussed plans to plant specific trees in designated areas. Mr. Budovalcey presented samples of the proposed windows, Jeld-Wynn W-2500 series, siding and roof shingles, he stated they would like to hear suggestions from the Commission for a color combination to paint the exterior.

After discussion the Commission voted 4 to 1 to give permission to enclose the structure at 12 Maynard Road, Sudbury, MA

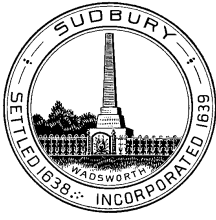
Permission to enclose the existing structure at 12 Maynard Road, Sudbury, MA 01776 is as follows:

1. Install Jeld-Wynn 2500, black windows as shown in the submitted documents and at HDC meeting on February 7, 2019.
2. Install red cedar shingles 5"-7" to the weather cedar clapboard, 4" to the to the weather on the side of the house as shown plans submitted.
3. Install GAF Heritage, charcoal gray, roof shingles.

Permission is granted on the condition that the structure and plans altogether conform to zoning requirements as determined by the Building Inspector.

A Certificate of Appropriateness granted by the Historic District Commission is required for this dwelling to remain built or to remain built with changes. The applicant should be aware that significant changes to the dwelling may be required and conditions may be placed on it to receive a Certificate of Appropriateness. These changes and conditions may include and are not limited to: size, massing, setback, trim, ornamental detail, landscaping, height, and shape of the structure in relation to the land area upon which the structure is situated and to buildings and structures in the vicinity.

**Other Business:**



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### Miscellaneous:

- Lot 11 Carriage Way – Farmer’s Porch Request

Mr. Ham and Mr. Ham Jr. were present at the meeting to request a farmer’s porch, this was a preliminary request. They will be back with an official application on February 28.

The Commission had no objections with this request.

- 20 Concord Road

Lenny Holt was present, he shared his plans of purchasing 20 Concord Road and would like to repair the existing car garage or build a new attached car garage with a living space on top. The Commission encouraged Mr. Holt to submit an application for review when ready.

- Approval of Minutes from January 3, 2019 Meeting

Meeting Minutes from January 3, 2019 were approved as presented.

- Administrative Report/Update

Chair Taylor informed the Commission about a change of the next meeting date, it will be moved from March 7 to February 28.

The meeting was adjourned at 8:59 PM.