



Town of Sudbury

Historic Districts Commission

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HISTORIC DISTRICTS COMMISSION

MINUTES

FEBRUARY 28, 2019

SILVA ROOM, FLYNN BUILDING, 278 OLD SUDBURY ROAD

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

Others Present: Antonio Giorgio, Diana Warren, Marisa Helgeson, Ron Ham, Lenny Holt, and Anthony Benoit.

New Business:

1. Public Hearing – Case 19-1, Applicant Wass-Arthur Sign, 348 Boston Post Road (Town Assessor’s Map K09-0030). For a Certificate of Appropriateness to install a wall sign for “Ruth Spa Massage”.

Anthony Benoit presented pictures of the proposed sign. He clarified the sign will read “Ruth Spa Massage” not “Ruth’s Spa & Massage.” The sign has been approved by the Design and Review Board.

Elaine Barnacle Stein, spoke in favor of the sign and expressed her support for the approval.

Chair Taylor made a motion to approve the sign as shown in the revised plans and pictures submitted with the following condition:

- Colors will match original colors

Mr. Riepe seconded the motion. Vote was unanimous, 5-0.

2. Public Hearing – Case 19-2, Applicant Portside Realty Trust, Ron Ham Lot 11 Carriage Way (Carding Mill Subdivision, Town Assessor’s Map K04-0511, Res WI, Wayside Inn Hist. Pres.) For a Certificate of Appropriateness to construct a farmer’s porch on the front elevation of the house.

Mr. Ham presented proposed elevations for the front of the porch, showing four white square columns, a rail system to be installed, stairs to grade, and a handrail to be installed as required per local building code. The shingles will match the roof shingles. The color will be charcoal; the trim will match existing trim; and the proposed color for the porch will be gray with white columns.

Chair Taylor made a motion to approve the farmer’s porch as shown in the plans and pictures submitted with the following conditions:

- Four columns will be 8”, square, and made of fiberglass painted white.
- Trim and columns will be painted white to match existing trim.
- Deck will be painted gray.
- Porch will have a railing with square balusters in code requires.
- Porch will be 45’ long and 8’ deep with roof.

Mr. Riepe and Mr. Swanson seconded the motion. Vote was unanimous, 5-0.

3. Public Hearing – Case 19-3, Applicant Antonio F. Giorgio Jr., 17 & 0 King Philip Road (Town Assessor’s Map K09-0044 & K09-0041). For a permit for demolition, removal or relocation of barn.

Antonio Giorgio stated that unfortunately there are only a few beams left to be salvage from the barn. He said that in 2015, Vermont Barns inspected the barn and said there were only few beams that could be repurposed.

Mr. Riepe asked the reason for the demolition request.

Mr. Giorgio replied it was mainly for safety reasons. He said he received a letter from his home insurance company stating they were concerned about the structure not being secured.

Marisa Helgeson, 4 King Philip Road, spoke in favor of the demolition.

Elaine Barnacle Stein, stated her support to the applicant.

Mr. Riepe commented that he liked the fact this barn was located close to the road and if this barn were to be renovated, he would be in favor of a variance to keep the same location of the barn. If the Commission were to approve the demolition, he would like to have more documentation about the condition of the interior and exterior of the barn, in his view he would like the barn to be preserved and he was not inclined to act on this request without more information or documentation.

Mr. Andreas asked if the request was approved to add a condition asking that the relocation/reclaiming company document their work with as much detail as possible.

Diana Warren, Vice Chair of the Historical Commission shared that the Commission talked about the barn at their last meeting and that they discussed and affirmed its historical significance. The Historical Commission, she said, believes the barn adds to the historical context of other structures in the King Philip Historic District and that barns are vanishing in Sudbury. The corner location of the barn on the lot, she said, gives an entrance to the district. The Historical Commission would like to see this barn retained on the lot.

In refence to a June 26, 2014 letter from the Historical Commission stating the barn was historically not significant, Ms. Warren stated that the present Historical Commission does not agree with that decision. Furthermore, the Commission has come to learn that the barn is not in its jurisdiction. Re-reading the bylaws, the Historical Commission has learned that it does not have jurisdiction on demolition approvals of properties located within an Historic District.

Chair Taylor stated that it was his understanding that this structure has not been condemned by the Building Inspector.

Mr. Giorgio added that they would like to sell the property and they have had several people that did not wanted to proceed with the purchase because of the uncertainty of the structure, cost to restore, and families with little children concerned about safety. Mr. Giorgio felt he shared opinions from experts about the present condition of the barn and he said he felt the sale of the property has been delayed because of the barn.

Mr. Taylor stated the Commission understands Mr. Giorgio’s situation. On the other hand, he said, the Commission has to think and plan for the next 50 years and beyond. Preserving the town’s historic structures is the Commission’s charge. It is the Commission’s responsibility to preserve the history of Sudbury for all, now and in the future.

Chair Taylor made a motion to schedule a site visit to the barn situated at 0 King Philip Road, and to continue discussion of this case to March 14, 2019 at 7:30 PM in the Silva Room, Flynn Building, 278 Old Sudbury Road, Ms. Hawes and Mr. Swanson seconded the motion. Vote was unanimous, 5-0.

4. Public Hearing – Case 19-4, Applicants Lenny Holt and Chelsea Auffarth, 20 Concord Road (Town Assessor’s Map K09-0024). For a Certificate of Appropriateness to demolish existing garage, build new garage with a second floor on existing foundation and install motorized garage door; and/or for a Certificate of Appropriateness to demolish existing garage, pour new foundation of increase size for a new garage with a second floor and install motorized garage door.

Mr. Holt was requested approval to build a new garage with a second floor and retain the existing foundation.

Chair Taylor made a motion to approve as shown in the plans and pictures submitted with the following conditions:

- The garage doors will be designed to appear as four swing doors with 6 lights each (24v total) as shown in picture #1.
- The roof shingles will be GAF Timberline, dark gray to match shingles on the house.
- Colors will match existing colors on the house.
- New window at gable end of the garage will be special made 6 over 6 window to match as closely as possible the existing house windows. Muntins will be no wider than 5/8” wide with true divided lights, single pane windows that are glazed.
- Permission is granted to add a new storm window to match those now on the house; changing the storms on the house will require a hearing and approval from the Commission.

Ms. Hawes, Mr. Riepe and Mr. Swanson seconded the motion. Vote was unanimous, 5-0.

Other Business:

Miscellaneous:

- Approval of Minutes from February 7, 2019 Meeting

Chair Taylor made a motion to approve Minutes from February 7, 2019 meeting, Ms. Hawes seconded the motion. Unanimous, 5-0.

- Administrative Report/Update

Adam Duchesneau, Director of Planning and Community Development introduced himself to the Commission and stated he was looking forward to working with each and all members.

The meeting was adjourned at 8:56 PM on a motion by Chair Taylor, seconded by Mr. Andreas, with all members voting in favor. Vote was unanimous, 5-0.