



Town of Sudbury

Historic Districts Commission

Flynn Building
278 Old Sudbury Road
Sudbury, MA 01776
978-639-3387
Fax: 978-443-0756

HistoricDistricts@sudbury.ma.us

www.sudbury.ma.us/historicdistricts

HISTORIC DISTRICTS COMMISSION

MINUTES

MARCH 14, 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 and Susan Giorgio, John Becker and Leo J. Cushing, Esquire.

New Business:

Chair Taylor opened the meeting by reading the agenda into the record as posted at the Town Clerk's office and Town's website, which noted the following Historic District Commission application and opened the meeting.

1. CONTINUATION 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.

A site visit to the barn located at 0 King Philip Road took place on March 13, 2019 at 9 AM, the following people were present: Antonio & Susan Giorgio; John Becker; Robert Newis; Linda Hawes; Fred Taylor; Frank Riepe; William Andreas; Mark Herweck, Building, Inspector & Zoning Enforcement Agent and Adam Duchesneau, Director of Planning and Community Development.

The Commission is in receipt of a letter from Mark Herweck, Building Inspector and Zoning Enforcement Agent dated March 14, 2019, Chair Taylor read the letter at the meeting, this letter states that the barn has deteriorated to the point that it is unsafe to enter, and it is the opinion of Mr. Herweck due to the danger of structural failure that the barn should be demolished.

Mr. Riepe stated he contacted Mr. Ben Walker who worked in the barn as a carpenter from 1990 to 2011 to asked him about the condition of the barn when he resided there, Mr. Walker shared he offered to restore the barn in exchange of rent payment but the owner of the property did not agree and soon after he vacated the barn. Mr. Walker felt the building was restorable, Mr. Riepe agreed and he sees the building is restorable, the barn does need a lot of work and it has suffered benign neglect for many years, despite the assurances to the Commission that the barn was going to be restored, in his opinion it was irresponsible to neglect the barn and then state it was unrestorable, Mr. Riepe's opinion was that it could be restored and it should.

Chair Taylor stated there was not much the Commission could do at this point and a VOTE will not take place at this meeting. The only portion of the process that Chair Taylor had questions about was the "Certification by the Building Inspector" that it's mentioned on the Bylaw, in any event Chair Taylor believed any decision by the Commission will be trump the determination made by the Building Inspector, Chair Taylor will consult with Town Counsel the next morning to make sure there are not other steps the Commission needs to follow.

Attorney Leo Cushing from the Law Firm Cushing and Dolan, shared a report from Vermont Barn with the Commission and also mentioned the letter received by the Commission from Hans Helgeson who resides at 4 King Philip Road. Attorney Cushing stated his understanding of the cost to maintain and repair the barn and it is his understanding that the present condition of the barn is beyond repair.

Chair Taylor expressed the Commission felt that the demolition of this barn represents a loss for the Town, he noted the current Town's Bylaw does not have a section for restricting times on a demolition in a way of "Demolition by Neglect" some other neighboring towns do, the situation with this barn made the Commission realized the need to have the Town's Bylaw updated in this regard.

Mr. Andreas stated he could point out to another barn that it was in worse shape than this barn and after being restored was now a "happy barn", Mr. Andreas remarked the barn at 0 King Philip Road could be restore but the cost will be prohibitively expensive.

The Commission did not vote on this matter.

Other Business:

Miscellaneous:

- Approval of Minutes from February 28, 2019 Meeting

Chair Taylor made a motion to approve the Minutes from February 28, 2019 meeting, Mr. Andreas seconded the motion. Vote was unanimous, 5-0.

- Administrative Report/Update

The meeting was adjourned at 7:51 PM on a motion by Chair Taylor, seconded by Mr. Andreas, with all members voting in favor. Vote was unanimous, 5-0.