



Town of Sudbury

Historic Districts Commission

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HISTORIC DISTRICTS COMMISSION

MINUTES

JUNE 13, 2019

SILVA ROOM, FLYNN BUILDING, 278 OLD SUDBURY ROAD

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

Members Absent:

Others Present: Tina Hermos, Ian Rusk, Edward McDonough, Guru Swamy, Marlana Verster, James Halloran, Alexandru Simovici and Daniel Eggers.

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 applications and opened the meeting.

New Business:

1. CONTINUED - Public Hearing – Case 19-7, **19 Maple Avenue** (Town Assessor's Map K08-0017), Applicant Christina Hermos seeks a Certificate of Appropriateness to construct a two-car garage and deck.

Ms. Hermos was present at the meeting, she shared with the Commission she recently got approved by the Zoning Board of Appeals. She stated the design has not changed since she was last in front of the Commission for a preliminary discussion, the colors will be grey and white and the material will be composite. The existing deck will be expanded and raised approximately 3 feet higher to fit a car under.

Mr. Riepe expressed concerns about the proposed structure height and the 8 feet could be reduce to 7 feet and the rails could be 6 inches shorter.

Unanimously approved with the following conditions:

- The deck planks will be a composite material.
- Colors will match the trim and body of the house.
- The railing will be 3' height and posts and railings will be made of wood and.

- The carport will measure 7' high instead of 8'.

Mr. Taylor made a motion, Ms. Hawes seconded the motion. Vote was unanimous, 5-0 to approve petition 19-7 as presented including above conditions.

2. CONTINUED - 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.

Due to the emergency absence of one of the applicants, this case will be continued to the July 11, 2019 meeting.

3. Public Hearing – Case 19-11, **95 Peakham Road** (Town Assessor's Map K04-0005), Applicants Edward McDonough and Guru Swamy seek a Certificate of Appropriateness to add fencing, brick walkways/paths, a courtyard to the front yard, and shutters.

Mr. McDonough and Guru Swamy were present at the meeting, presenting his request, one of their goals is to give the house more definition on a main door entrance.

Mr. Andreas stated the location of the proposed fence is appropriate and in line of were a fence might have been in the past and suggested instead of brick in the front to do white gravel or pea stone.

Unanimously approved with the following conditions:

- The color of the fence will match the house trim.
- The walkway will be a design of pea stone and gray pavers or 4" x 8" Union Square pavers.

Mr. Taylor made a motion, Ms. Hawes seconded the motion. Vote was unanimous, 5-0 to approve petition 19-11 as presented including above conditions.

4. Public Hearing – Case 19-12, **48 King Philip Road** (Town Assessor's Map K09-0036), Applicants Alexandru Simovici and Marlana Verster seek a Certificate of Appropriateness for the resurfacing of an existing gravel/dirt parking area with cobblestones, and the replacement of roofing, gutters, and drain pipes.

Marlana Verster and Alexandru Simovici were present at the meeting.

Mr. Andreas mentioned the applicant will need to see the Planning Board and DPW to get approval with the driveway cut because King Philip Road is a scenic road.

Unanimously approved with the following conditions:

- Roof will be Alaskan yellow cedar shingles if obtainable. Otherwise, cedar with ½" butt ends
- The gutters and downspouts will be copper.

Mr. Andreas made a motion, Mr. Riepe seconded the motion. Vote was unanimous, 5-0 to approve petition 19-12 as presented including above conditions.

5. Public Hearing – Case 19-13, **114 Old Garrison Road** (Town Assessor’s Map J04-0013), Applicant Renewal By Andersen seeks a Certificate of Appropriateness for the replacement of fifteen (15) windows.

A representative from Anderson’s windows was present at the hearing, presenting the request.

Unanimously approved with the following condition:

- Windows will be Anderson Renewal Full Divided Lights with exterior with white trim.

Ms. Hawes made a motion, Mr. Riepe seconded the motion. Vote was unanimous, 5-0 to approve petition 19-13 as presented including above conditions.

6. Public Hearing – Case 19-14, **383 Boston Post Road** (Town Assessor’s Map K08-0026), Applicant Ian Rusk seeks a Certificate of Appropriateness for new signage for Rusk O’Brien Gido + Partners, LLC.

Mr. Rusk was present requesting the installation of a wall building at 383 Boston Post Road, located at the Mill Village, his business will be located on the second floor.

Unanimously approved with the following condition:

- White on the sign will be “toned down” to match the building trim.

Mr. Taylor made a motion, Mr. Riepe seconded the motion. Vote was unanimous, 5-0 to approve petition 19-14 as presented including above condition.

7. Public Hearing – Case 19-15, **68 Hudson Road** (Town Assessor’s Map G08-0011), Applicant Daniel Eggers seeks a Certificate of Appropriateness to pave the existing stone and dirt driveway.

Mr. Eggers was present at the meeting, requesting to pave his driveway.

Mr. Andreas commented this might be the only property from this location to the Fire Department that it is not paved.

Unanimously approved with no conditions:

Ms. Hawes made a motion, Mr. Riepe seconded the motion. Vote was unanimous, 5-0 to approve petition 19-15 as presented.

8. CONTINUED - Public Hearing – Case 19-9, **322 Concord Road** (Town Assessor’s Map H09-0062), Applicant Town of Sudbury seeks a Certificate of Appropriateness to renovate the Town Hall building for accessibility and code compliance. Proposed renovations include an addition for code required restrooms, the Town Clerk’s office, and accessible entry from the parking lot, as well as an accessible ramp for the main entryway, among other items. **To be immediately continued to September 5, 2019 meeting.**

Other Business:

Miscellaneous:

- Approval of Minutes from May 2, 2019 Meeting.
Minutes from the May 2 were approved as revised.
- Administrative Report/Update

The meeting was adjourned at 9:35 PM on a motion by Chair Taylor, seconded by Mr. Andreas, with all members voting in favor. Vote was unanimous, 5-0.