



Town of Sudbury

Historic Districts Commission

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MINUTES

OCTOBER 3, 2019 AT 7:30 PM

SILVA ROOM, FLYNN BUILDING, 278 OLD SUDBURY ROAD, SUDBURY, MA

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

Members Absent: None

Others Present: Adam Duchesneau, Director of Planning & Community Development, Bob Greene, John Savilonis, Roman Fomin, Margaret Vosburgh, Caroline Yee, Taryn Trexler, and Anu Shah

Mr. Taylor called the meeting to order at 7:32 PM.

New Business:

1. Public Hearing – Case 19-24, 181 Dutton Road (Assessor’s Map J03-0004), Applicant Gary Christelis seeks a Certificate of Appropriateness to replace existing single and double, circa 1990s, single-ply MDF wood composite garage doors with new carriage house style, insulated wood composite garage doors with transom windows. Doors to have black handle pulls with no hinges and painted to match existing home exterior.

Mr. Taylor motioned to immediately continue the hearing to November 7, 2019. Mr. Riepe seconded the motion. The Commission voted unanimously, 5–0, to continue the hearing.

2. Public Hearing – Case 19-25, 84 Peakham Road (Assessor’s Map K04-0008), Applicants Rene and Robert Greene seek a Certificate of Appropriateness to remove, replace, and repair a damaged stone wall. The alterations to the wall would create two (2) curb cut openings to establish a new half-moon driveway.

Mr. Greene explained to the Commission his proposal, how his wall was damaged and how the sight lines for the existing curb cuts are not good. Mr. Greene indicated the stone wall would be rebuilt all in one style.

Mr. Riepe felt the reconstruction of the stone wall should utilize the style of wall which is found along the property line.

Mr. Greene stated he would be ok with constructing a farmer's style stone wall along the front property line.

Mr. Taylor requested a dry wall be constructed.

Mr. Andreas noted Peakham Road is a scenic road and would need Planning Board approval to alter the stone wall.

Mr. Greene indicated he would be seeking other necessary approvals but was told to come to the Historic Districts Commission first.

Mr. Taylor motioned to approve the farmer's style wall with no mortar (dry) for the full length of the front property line of Peakham Road. Ms. Hawes seconded the motion. The Commission voted unanimously, 5-0, to approve the Certificate of Appropriateness as submitted.

3. Public Hearing – Case 19-26, 109 Bent Road (Assessor's Map J05-0311), Applicant Good Energy Construction Corp. seeks a Certificate of Appropriateness to replace twelve (12) existing windows on the first floor.

Mr. Savilonis described the window replacement proposal noting the same windows would be used with one exception. 6 over 6, and one 8 over 8, vinyl Anderson windows would be used for the replacements.

The property owner, Mr. Fomin, noted last winter the house was very cold due to the existing single-pane windows.

Mr. Taylor noted the Historic Districts Commission does not typically approve vinyl windows.

Mr. Savilonis stated the windows are wood with a vinyl clad over it.

Mr. Andreas asked if the existing color would be matched.

Mr. Riepe motioned to approve the application as submitted, including having three double hung windows to replace the casement windows. Mr. Taylor seconded the motion. The Commission voted unanimously, 5-0, to approve the Certificate of Appropriateness as submitted.

4. Public Hearing – Case 19-27, 359 Boston Post Road (Assessor's Map K08-0026), Applicant Viewpoint Sign & Awning OBO The Coder School seeks a Certificate of Appropriateness to install one (1) non-illuminated wall sign on the west elevation.

Ms. Vosburgh and Ms. Yee are seeking approval for proposed sign and noted that they had already been to the Design Review Board.

Mr. Taylor motioned to approve the proposed signage as submitted. Mr. Riepe seconded the motion. The Commission voted unanimously, 5–0, to approve the Certificate of Appropriateness as submitted.

Miscellaneous:

Approval of Minutes from September 19, 2019 Meeting

Discussion of the Loring Parsonage brick walkway leading up to the front door.

Mr. Taylor motioned to approve the minutes of September 19, 2019. Ms. Hawes seconded the motion. The Commission voted, 4-0, to approve the minutes with Mr. Andreas abstaining from the vote.

Other Business:

Discussion: Creation of Two New Historic Districts

Discussion regarding if bridges could be placed in the Historic District because they are owned by the Massachusetts Bay Transportation Authority (MBTA).

Mr. Taylor stated the bridges are owned actually by a separate entity and not by the State. He stated could be made a Historic District even though could not be seen from a public way because the railway is a public way and the rail trail would allow a view of them.

Mr. Andreas discussed the possible Historic District area expansion near Dutton Road, advocating for expanding the existing district as opposed to creating new ones to include the bridges.

Mr. Taylor noted the first step is drawing a map to display how the district would be drawn.

Discussion: Change of Bricks for Loring Parsonage

Mr. Taylor stated he would follow up with the Permeant Building Committee regarding the front brick walkway.

Discussion and Approval of Letter to Community Preservation Committee Regarding the Wayside Inn

Mr. Taylor noted Dan Nason, Director of Public Works, has applied to the Community Preservation Committee for design funding and the Historic Districts Commission had indicated they would provide support for the Community Preservation Committee application.

The Committee reviewed the draft letter of support which Mr. Taylor had distributed.

Mr. Andreas motioned to approve the letter of support with corrections to the Community Preservation Committee regarding the Wayside Inn Road Bridge. Mr. Riepe seconded the motion. The Commission voted unanimously, 5–0, to approve the letter of support.

Discussion and Approval of Letter to Permanent Building Committee in Support of Town Hall Front Entrance Variance

Mr. Taylor distributed a draft letter to the Commission for review.

Mr. Riepe felt there should be more discussion regarding existing handicap entrances in other buildings in the Town Center and that the Town is simply asking for the Town Hall to be treated in the same way.

Mr. Andreas stated access should be provided where people access the building and why would the front entrance be altered when most people come through the side entrance.

Mr. Riepe noted this is a technical variance request because the accessibility will not be compromised by this proposal.

Ms. Trexler stated the application with Massachusetts Historical Commission is still not complete. Massachusetts Historical Commission wanted to see the request for relief was due to adverse situation at the building.

Mr. Riepe noted the Historic Districts Commission does not know the scope of the variance request which has been submitted.

Mr. Shah noted due to the rush of the process, felt letter should advocate for withdrawal of application until all appropriate boards and committees can comment on the application and felt the process is being bullied through and is not cooperative. Mr. Shah also noted the process to this point has not been in the best interest of the public which voted for the funding for this project. Mr. Shah cited two projects which were similar in nature in Belmont, MA and Tewksbury, MA. He noted the current application is not supported by the Commission on Disability and the variance application should be put on hold.

Discussion regarding content of the letter and timing for submission of the letter.

Discussion on holding a special meeting to review and vote on updated letter.

The Historic Districts Commission decided to hold a special meeting on Monday, October 21, 2019 to discuss the letter.

Mr. Taylor adjourned the meeting at 9:11 PM.