



# Town of Sudbury

## Historic Districts Commission

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### MINUTES

**FEBRUARY 6, 2020 AT 7:30 PM**

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

**Members Present:** Chair Fred Taylor, William Andreas, Linda Hawes, and Lee Swanson

**Members Absent:** Frank Riepe

**Others Present:** Director of Planning and Community Development Adam Duchesneau, and Planning and Zoning Coordinator Beth Perry

Mr. Taylor called the meeting to order at 7:37 PM.

#### **New Business:**

**1. 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**

Craig Blake from the Permanent Building Committee was present to discuss the matter with the Historic Districts Commission (HDC).

Mr. Taylor stated the HDC would be discussing whether or not to recommend support for a variance from the Architectural Access Board (AAB). Mr. Taylor then asked Pat Guthy to provide a summary of the Commission on Disability’s (COD) position on the matter.

Ms. Guthy noted the COD felt the access to the total building fell under the purview of the Americans with Disabilities Act (ADA). She indicated the COD could not see a reason why the building should not be handicap accessible.

Mr. Taylor asked Diana Warren of the Historical Commission to provide a summary of their position on the matter.

Ms. Warren stated the Historical Commission felt it was important to try for a variance from the AAB. She also indicated the Historical Commission felt it was odd to be looking at only the front of the structure in isolation. Ms. Warren noted the Historical Commission wanted the building to be truly workable and accessible.

Mr. Taylor ask if any members of the public wished to speak.

Ms. Warren asked if the COD was only looking at the front of the building.

Mr. Andreas indicated the HDC would look at the entirety of the building, but tonight they were just discussing the front of the building. He also did not believe the proposal was historic or ADA compliant for the front of the building. Mr. Andreas stated he felt the HDC should recommend a variance and recommend a separate project.

Mr. Taylor likened the proposed project to asking Rosa Parks to not sit in the front of the bus. He indicated he wanted the project to honor the wishes of the COD. However, he could not see the front of the building containing railings as it would not be in the interest of preservation. Mr. Taylor asked if most people would be entering the building from the rear and, if so, how would closing the front entrance of the building be any different? He noted being unable to obtain a variance from the AAB had design implications for the rest of the building.

There was then discussion regarding the usage of a temporary ramp for the front of the building, including cost, storage, deployment etc.

Mr. Blake noted it was challenging to design modifications to a building where so many different committees wanted to have a say in the project.

Board of Selectmen member Pat Brown noted Lincoln Sudbury Regional High School (LSRHS) used a ramp for graduation and pointed out there were multiple options when considering using a temporary ramp.

Ms. Guthy stated the COD's pure point was that all disabled people needed to be treated equally as an able-bodied person. She indicated the COD existed to represent the rights of all disabled citizens and they were seeking equal accessibility on an equal basis.

Mr. Andreas noted the variance from the AAB would allow for there not to be permanent ADA access at the front of the building.

Mr. Andreas made a motion for the HDC to take the following position: the front of the Town Hall building shall not be modified except for a change to the ½ round window. The front door of the Town Hall building shall be kept locked. Two or more ramps shall be available to provide access to the Town Hall building on special occasions. If this required a variance from the AAB, the HDC would support this variance. Mr. Taylor seconded the motion. The vote was 3-1 with Mr. Taylor, Ms. Hawes, and Mr. Andreas in favor, and Mr. Swanson opposed.

**2. Public Hearing – Case 20-01, 452 Concord Road (Assessor’s Map G10-0300), Applicants Matthew and Jamie Sussman seek a Certificate of Appropriateness for new roofing for the entire roof of the house**

Matthew Sussman, the Applicant and property owner, was present to discuss the application with the HDC. He indicated they were seeking to replace the entire roof of house with black asphalt roofing. Mr. Sussman noted the current new dormer in rear would have black asphalt roofing. He noted this new dormer was already approved by the HDC. Mr. Sussman stated wood shingling for the roof would cost 4 to 5 times more than asphalt roofing.

Mr. Taylor motioned to approve the application as submitted. Mr. Swanson seconded the motion. The vote was unanimous, 4-0.

**3. Public Hearing – Case 20-02, 239 Concord Road (Assessor’s Map H09-0206), Applicant Tesla Energy Operations, Inc. seeks a Certificate of Appropriateness for the installation of roof mounted black solar panels to be interconnected with the home electrical system**

David Kelly, Construction Manager for Tesla Energy and Emily Outslay, Permit Coordinator for Tesla Energy were present to discuss the application with the HDC.

Mr. Kelly spoke regarding the shadowing of the panels 4” off the roof and noted they run internal conduit as much as possible.

Ms. Outslay indicated the house was built in 2015.

Mr. Kelly offered to make the two edge borders of the solar panels (the distance between the panels and the edge of the roof) the same.

Mr. Andreas motioned to approve the application as shown on the plans with non-visible mounting hardware, the panels being no more than 4” off of the roof, and the front margins of the two panel sections to be the same (space between the edge of the panels and the edge of roof). Mr. Swanson seconded the motion. The vote was unanimous, 4-0.

**Other Business:**

**Interviews for Historic Districts Commission Member**

Chris Hagger of 233 Nobscot Road was the first candidate to be interviewed. He discussed his time living in Wayland and appearing before their HDC. Also noted he later served on the Wayland HDC for almost 20 years. Mr. Hagger discussed the work he had accomplished during his time on the Wayland HDC.

Mr. Swanson asked if Mr. Hagger would still stay on the Historical Commission and Mr. Hagger indicated he would.

Mr. Taylor asked if Mr. Hagger thought there was a need for a Historical Preservation Plan in town. Mr. Hagger felt there was as there were a tremendous amount historical resources in the community.

Mr. Hagger discussed how buildings outside of the Town's historic districts did not really have any preservation protection.

Marlana Voerster of 48 King Philip Road was the next candidate to be interviewed. She explained why she had applied for the seat on the HDC. She noted that having gone through the application process had gotten her thinking about creating partnerships within the community. Ms. Voerster stated that with each application the HDC should be looking at the whole dwelling. She wanted to make sure financial implications were not the reason people were not maintaining their historic dwellings. Ms. Voerster noted there were a number of historic buildings located outside of the Town's historic districts.

### **Approval of Minutes from January 27, 2020**

The discussion of these meeting minutes was postponed to the February 13, 2020 meeting.

### **Administrative Report/Update**

Mr. Duchesneau introduced Beth Perry as the new Planning and Zoning Coordinator.

Ms. Warren urged the HDC members to look closely at what language will be proposed and included in the updated Master Plan.

Mr. Taylor adjourned the meeting at 9:54 PM.