



Town of Sudbury

Historic Districts Commission

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MINUTES

FEBRUARY 13, 2020 AT 7:30 PM

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

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

Members Absent: None

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 7:30 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 (PBC), Neil Joyce, Project Manager, and Steve Shetler, Architect, were present to discuss the matter with the Historic Districts Commission (HDC).

Mr. Blake stated the discussion last time with the HDC was that the Town Hall project should go ahead without any alterations to the front entrance, and it should only be used as an emergency access and for special events with a ramp. He noted Town Hall was an underutilized municipal structure and the Town would like to find more uses for the entire building.

Mr. Taylor indicated he did not want to get too far into design elements of the project if the HDC was not prepared to discuss them.

Mr. Blake wanted to discuss the temporary ramp design for the front of the building.

Mr. Shelter presented renderings of possible designs for a temporary aluminum ramp. He indicated the ramp could be stored in the basement level of Town Hall.

The roof of the Town Hall building was then discussed.

Mr. Blake stated the PBC was originally proposing a synthetic tile for a roofing material. He noted the cost to repair or replace the roofing would likely be the same. Mr. Blake indicated the roof could be replaced with slate or a porcelain tile that looks like slate, which would be a bit less expensive.

Mr. Riepe was concerned the porcelain tile was not scaled the same as the slate. Discussion ensued regarding the cost. Mr. Shelter indicated the cost savings of using the porcelain tile would be around 25%.

Mr. Andreas felt the maintenance costs for the proposed porcelain tile would be very expensive.

Mr. Taylor stated he had a slater look at the roof in the summer of 2019 and this person provided a cost estimate of \$110,000 to replace the roof, including gutters. However, it was unconfirmed if this estimate factored in prevailing wage rates or not. Mr. Taylor wanted further investigation into roofing costs before moving away from slate as a possible roof material.

Mr. Blake asked the HDC if they were open to a material other than slate.

Mr. Andreas indicated he would not be averse to other roofing materials.

Mr. Taylor stated putting a different material on the roof would not be consistent with the Historic District Commission's Guidelines or the Secretary of the Interior's Guidelines.

Mr. Joyce provided an explanation of what it meant to be certified by the state to do municipal work.

There was then discussion of gathering additional information about slate roof work, (cost, life expectancy, repairs, etc.) before making a decision about what material to use on the roof.

Mr. Riepe stated slate would be the first choice for a roofing material, but it would only be sensible to have a secondary choice as a backup.

Mr. Taylor asked the Applicants to go back and look at the roof beyond just the material.

The discussion then turned to the windows on the building.

Mr. Blake indicated they would be using the windows as recommended by the HDC.

Mr. Shelter noted all of the windows would be replicated windows with interior storms.

Mr. Taylor motioned to continue the public hearing for 322 Concord Road (Town Hall) to the Historic Districts Commission meeting on March 5, 2020. Mr. Swanson seconded the motion. The vote was unanimous, 5-0.

2. Public Hearing – Case 20-03, 72 Wayside Inn Road (Assessor’s Map L03-0002), Applicant The Wayside Inn, Steve Pickford, Innkeeper seeks a Certificate of Appropriateness for the removal and replacement of kitchen exhaust and intake mechanical equipment with associated utility connections in conjunction with the renovation of the Inn’s lower kitchen hood vent

John Drobinski from the Wayside Inn Board of Trustees was present to discuss the application with the HDC. Mr. Drobinski indicated they were seeking to replace the hooded vent for the kitchen. He noted the Inn would be temporarily shut down during construction.

Mr. Riepe asked if the replacement equipment was approximately the same size and shape as the existing equipment. Mr. Drobinski stated that was correct.

Mr. Andreas noted adding an evergreen hedge around 2 to 3 feet in height for screening would be preferable.

Mr. Andreas motioned to approve the application as submitted with the addition of a 2 to 3 foot high evergreen hedge planted in front of the mechanical equipment. Mr. Taylor seconded the motion. The vote was unanimous, 5-0.

Other Business:

Recommendations for a New Historic Districts Commission Member

Mr. Taylor noted the HDC had interviewed two candidates at their last meeting and Lee Swanson would be the third candidate. He indicated he felt they were all qualified.

Mr. Riepe motioned to reappoint Lee Swanson to the Historic Districts Commission. Mr. Andreas seconded the motion. The vote was unanimous, 5-0.

Approval of Minutes from January 27, 2020

Mr. Taylor motioned to approve the minutes of January 27, 2020. Mr. Andreas seconded the motion. The vote was 4-0-1, with Mr. Taylor, Mr. Andreas, Ms. Hawes, and Mr. Swanson voting in favor, and Mr. Riepe recused from the vote.

Administrative Report/Update

Ms. Hawes indicated it was time for her to step away from the Historic Districts Commission and she planned to officially resign as of June 1, 2020.

Mr. Taylor adjourned the meeting at 8:56 PM.