



Town of Sudbury

Historic Districts Commission

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MINUTES

JUNE 4, 2020 AT 7:30 PM

VIRTUAL MEETING

Members Present: Chair Fred Taylor, William Andreas, Frank Riepe, and Anuraj Shah

Members Absent: Lee Swanson

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

Mr. Taylor made a motion to continue the public hearing for the 322 Concord Road (Town Hall) Certificate of Appropriateness application to the Historic Districts Commission meeting on July 9, 2020. Mr. Riepe seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Mr. Andreas – Aye, Mr. Riepe – Aye, and Mr. Shah – Aye.

2. CONTINUED Public Hearing – Case 20-07, 353 Boston Post Road (Assessor’s Map K09-0051), Applicant Laura Meier, Trustee, seeks a Certificate of Appropriateness to finish the installation of replacement windows

Mr. Taylor noted the Applicant had submitted a request to withdraw their application without prejudice.

Mr. Taylor made a motion to accept the request to withdraw without prejudice the Certificate of Appropriateness application for 353 Boston Post Road. Mr. Riepe seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Mr. Andreas – Aye, Mr. Riepe – Aye, and Mr. Shah – Aye.

3. Public Hearing – Case 20-13, 28 Maple Avenue (Assessor’s Map K08-0021), Applicant and Owner Daniel Vellom seeks a Certificate of Appropriateness to replace cedar siding shingles, remove storm windows, replace windows, replace roofing, replace gutters and downspouts, modify an existing dormer, and repaint a single-family dwelling; and to replace roofing, replace siding, and repaint an existing garage

Applicant and owner Danny Vellom, and contractor Duane Houghton of Duane D. Houghton, LLC were present to discuss the application with the Historic Districts Commission. Mr. Houghton discussed his proposed scope of work from his May 25, 2020 memorandum. He noted the windows which would be replaced and others which would be restored. Mr. Houghton indicated the plan was to keep all of the storm windows in place on the windows that would be restored.

Mr. Andreas inquired about the proposed replacement windows. Mr. Houghton stated he would be returning to the Historic Districts Commission with examples of these proposed windows at a later date before moving forward with any replacements. Mr. Vellom indicated he was comfortable keeping the existing storm windows in place on the windows that would be restored.

Mr. Houghton stated they intended to replace all of the roofing in kind with the same style and material of shingles.

Mr. Shah asked about the proposed material for the gutters. Mr. Houghton stated they would be wood but he would be open to suggestions of other materials. There was then discussion regarding the best type of material to use for the gutters and fiberglass was mentioned. Mr. Houghton noted wood gutters require maintenance but they would hold up.

Mr. Houghton then discussed the proposed siding and indicated the existing siding on the house was cedar shingles. He noted there was a layer beneath what was there and cedar shingles would be used to replace anything which needed repairs.

Mr. Riepe asked about the drawing of the dormer on the roof and Mr. Vellom indicated it had a shallow pitch which has caused water to ruin the interior plaster roof. Mr. Shah commented ice dams can be controlled with insulation and suggested trying to improve that before replacing the entire dormer.

Mr. Houghton stated the color of the single-family dwelling would be replaced like for like with all of the trim being white.

Mr. Taylor made a motion to approve the window restoration and siding exploratory work, and to continue the public hearing to discuss the remainder of the 28 Maple Avenue Certificate of Appropriateness application to the Historic Districts Commission meeting on July 9, 2020. Mr. Riepe seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Mr. Andreas – Aye, Mr. Riepe – Aye, and Mr. Shah – Aye.

4. Public Hearing – Case 20-14, 116 Dutton Road (Assessor’s Map K035-0429), Applicants and Owners Robin Kapilioff and Joseph Morris seek a Certificate of Appropriateness to replace exterior lighting on the front of a single-family dwelling

Applicant and owner Robin Kapilioff was present to discuss the lighting replacement application with the Historic Districts Commission.

Mr. Taylor made a motion to approve the Certificate of Appropriateness application for 116 Dutton Road as submitted with the Honeywell Model #SS00AD010800 light fixtures. Mr. Riepe seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Mr. Andreas – Aye, Mr. Riepe – Aye, and Mr. Shah – Aye.

Other Business:

308 Concord Road - Discussion regarding Front Door and Entryway

The Historic Districts Commission discussed the differences between the original entryway, what had been approved as part of the Certificate of Appropriateness, and what had actually been installed.

Saulo Stewart, the contractor, was present to explain the differences. He stated the door was a 100% match to what had been originally presented and was approved. Mr. Stewart also indicated the door assembly that was ordered arrived wider than originally intended.

Property owner Todd Jewett raised questions as to why the Historic Districts Commission was taking issue with the entryway that had been installed and felt what had been installed was consistent with the Certificate of Appropriateness.

Mr. Taylor stated the Historic Districts Commission would discuss further what should be done, if anything, at their next regularly scheduled meeting in July.

276 Old Sudbury Road – Change of House Color

Owners Amy and Robert LaHait were present to discuss the proposed color change of the single-family dwelling to Benjamin Moore Oxford Gray. Ms. LaHait noted the proposed color was lighter than the original color of the house. The Historic Districts Commission did not have an issue with the proposed color change.

Mr. Riepe made a motion to approve the color change request to Oxford Gray. Mr. Andreas seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Mr. Andreas – Aye, Mr. Riepe – Aye, and Mr. Shah – Aye.

61 King Philip Road – Discussion regarding Barn Renovation

Property owner Nick Chunias and contractor Bud Haworth were present to discuss a proposal to renovate the barn at 61 King Philip Road. Mr. Haworth noted the roof needed to be replaced and indicated there was concern the building would collapse. He stated he was hopeful all that would need to be done was a replacement of the roof, but if necessary the barn would be rebuilt to its original state.

Approval of Minutes from May 7, 2020

Mr. Taylor made a motion to approve the minutes of May 7, 2020. Ms. Riepe seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Mr. Andreas – Aye, Mr. Riepe – Aye, and Mr. Shah – Abstain.

Administrative Report/Update

There were no topics discussed under this item.

Mr. Taylor adjourned the meeting at 9:44 PM.