



Town of Sudbury

Historic Districts Commission

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MINUTES

JUNE 25, 2020 AT 9:00 AM

61 KING PHILIP ROAD, SUDBURY, MA

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 9:03 AM.

New Business:

Site Visit regarding Case 20-21, 61 King Philip Road (Assessor's Map K09-0049), Applicant and Owner Nicholas Chunias seeks a Certificate of Appropriateness to demolish, but save portions of, an existing barn and construct a new barn in its place

Owner and Applicant Nicholas Chunias and contractor Bud Haworth were present to discuss the proposed project with the Historic Districts Commission. Mr. Chunias spoke about the reasons he hoped to repair/replace the existing barn. He indicated the purpose of the site visit meeting was to have the Historic Districts Commission observe the interior condition of the barn and to answer any questions the Commission might have.

Mr. Chunias noted the Bed & Breakfast/residential building was part of the Village Business-1 Zoning District and the barn was located in the Single Residence A-1 Zoning District. He stated his intent was to use the barn as an extension of his catering business which was currently operating out of the Bed & Breakfast/residential building. Mr. Chunias also indicated he was currently running a pop-up business in his front parking lot serving pizza.

Mr. Chunias stated he would like to keep the existing foundation for the new barn and planned to reuse the barn doors from the existing barn. He planned to have a commercial kitchen in the basement of the barn, to use the main level for event space, and to create two bedrooms and two bathrooms in the second story above the main level. Mr. Chunias noted his long term goal was to eventually reopen the Bed and Breakfast. He stated he hoped any permitting for this project would remain with the property into the future.

Mr. Riepe noted it seemed there were several zoning issues that needed to be sorted out as part of moving the entire project forward.

Mr. Haworth explained in further detail what needed to be fixed in the barn and what the anticipated plan might look like. The exterior shingles were in good shape, the doors would be saved if possible, but the roof support system was in immediate need of attention. Mr. Haworth noted the roof had sunk two feet below the peaks of the end gables, and the main support beam inside the barn was broken and being supported with cables.

Mr. Shah noted the exterior elements of the barn (siding, windows, trim, etc.) seemed to be in fairly good condition.

Mr. Haworth stated the barn's interior wood was crumbling from beetles and carpenter ants. He was concerned about lifting the roof for repair because it might cause the barn to collapse as its weight was actually keeping the structure from collapsing.

Mr. Andreas asked about insulation and Mr. Howarth noted the intention was to insulate from the outside to keep the look of the beams on the inside.

Mr. Shah asked if it was more important to keep the look of the interior/exterior when compared to the overall cost of the project. He suggested reframing the main beams and walls from the interior for support, and then restructuring/repairing the roof to save the exterior of the barn.

Mr. Andreas stated if there was going to be a kitchen in the renovated barn, the walls would need to be brought up to code.

Mr. Riepe confirmed the intent for the basement was to use it for a commercial kitchen, and to use the main and upper levels for event space and residential purposes. Mr. Chunias indicated that was correct. Mr. Riepe also commented that when the basement would be dug out they would need to go lower to allow for enough headroom.

Mr. Shah noted provisions would have to be made in the basement level to deal with frost heaves.

Mr. Riepe suggested using an engineer as part of the planning for the project because preserving as much of the space as possible was very important and a professional would allow this to be achieved.

Administrative Report/Update

There were no topics discussed under this item.

Mr. Taylor adjourned the meeting at 9:45 AM.