



# Town of Sudbury

## Historic Districts Commission

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### MINUTES

NOVEMBER 5, 2020 AT 7:00 PM

### VIRTUAL MEETING

**Members Present:** Chair Fred Taylor, William Andreas, Susanna Finn, and Anuraj Shah

**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 7:03 PM.

#### Old Business:

**1. CONTINUED Public Hearing – Case 20-23, 293 Concord Road (Assessor’s Map H09-0007), Applicants and Owners James & Elizabeth Andrews seek a Certificate of Appropriateness to construct an addition to the kitchen and a screened porch.**

Applicant and owner Elizabeth Andrews was in attendance to discuss the application with the Historic Districts Commission. She indicated the dimensions on the plans had been updated as requested at the previous meeting.

There was a brief discussion regarding the panels for the proposed southern front door and the trim surrounding the door.

Mr. Andreas made a motion to approve the plans for the southern front door as submitted on November 5, 2020 with the modification of bringing in the upper trim approximately 5" to 6" on either side above the door. Mr. Taylor seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Mr. Andreas – Aye, Ms. Finn – Aye, and Mr. Shah – Aye.

**3. CONTINUED Public Hearing – Case 20-26, 48 King Philip Road (Assessor’s Map K09-0036), Applicants and Owners Marlana Voerster and Alex Simovici seek a Certificate of Appropriateness to install French doors and relocate windows on the rear of the house, install a new pediment over the front door, add skylights, add granite lamp posts, and replace wood shutters.**

Mr. Taylor made a motion to continue the public hearing for the 48 King Philip Road Certificate of Appropriateness application to the Historic Districts Commission meeting on December 3, 2020. Ms. Finn seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Mr. Andreas – Aye, Ms. Finn – Aye, and Mr. Shah – Aye.

**New Business:**

**1. Public Hearing – Case 20-31, 377 Concord Road (Assessor’s Map G09-0014), Applicants and Owners Peter and Sally Gimber seek a Certificate of Appropriateness to replace 16 windows.**

Applicants and owners Sally and Peter Gimber were in attendance to discuss the application with the Historic Districts Commission. Mr. Gimber discussed the photographs they had submitted of the current windows and the limited visibility of those windows from the Concord Road public way. It was noted the vegetation which was blocking the view of the windows from Concord Road would always be green year-round.

Mr. Andreas made a motion to determine the windows in the Certificate of Appropriateness application for 377 Concord Road were considered not to be visible from a public way and therefore a Certificate of Appropriateness was not required to perform the work. Mr. Shah seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Mr. Andreas – Aye, Ms. Finn – Aye, and Mr. Shah – Aye.

**4. Public Hearing – Case 20-34, 11 Candy Hill Lane (Assessor’s Map G10-0009), Applicants and Owners Giovanni and Laura Cecere seek a Certificate of Appropriateness to remove an existing two car garage and one-story connector, and to construct a new 1½ story garage and mudroom entry, extend the existing kitchen space and add a dormer on second floor, and add a one-story dressing room over an existing flat roof.**

Applicant and owner John Cecere, and Mike Tartamella of Patrick Ahearn Architect LLC, were in attendance to discuss the application with the Historic Districts Commission. Mr. Tartamella explained how the proposed modifications to the existing building were only visible from the public way of Candy Hill Road, as Candy Hill Lane was a private way. He then detailed the plans for the proposed new garage, kitchen expansion, and dormer on the second floor.

Mr. Andreas made a motion to approve the application for 11 Candy Hill Lane as presented with accommodation for skillful preservation. Mr. Shah seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Mr. Andreas – Aye, Ms. Finn – Aye, and Mr. Shah – Aye.

**Old Business:**

**2. CONTINUED Public Hearing – Case 20-25, 288 Old Sudbury Road (Assessor’s Map H09-0062), Applicant Sudbury Historical Society and Owner Town of Sudbury seek a Certificate of Appropriateness to erect two (2) freestanding signs, one in the front and one behind, the Loring Parsonage.**

Stewart Hoover was in attendance on behalf of the Sudbury Historical Society to discuss the front sign and its location with the Historic Districts Commission. The sign proposed for the rear of the building had been approved at the previous meeting of the Historic Districts Commission.

Mr. Andreas indicated he needed to abstain from the discussion on this matter.

Mr. Hoover presented a new version of the proposed freestanding sign for the location in front of the building. Numerous members of the Historic Districts Commission preferred the new design and thanked Mr. Hoover for listening to their comments.

Mr. Taylor made a motion to approve the freestanding sign for the location in the front of the building at 288 Old Sudbury Road as submitted on November 2, 2020. Mr. Shah seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Mr. Andreas – Abstain, Ms. Finn – Aye, and Mr. Shah – Aye.

**New Business:**

**2. Public Hearing – Case 20-32, 404 Concord Road (Assessor’s Map G10-0214), Applicant and Owner Hilliary Van Voorhies seeks a Certificate of Appropriateness to replace an existing fence with a 6 foot high cedar fence.**

Applicant and owner Hilliary Van Voorhies was in attendance to discuss the application with the Historic Districts Commission. She explained the need to replace and expand the fence at the property. There was some discussion regarding the height of the proposed fence as well as how it could potentially be screened a bit more.

Mr. Taylor made a motion to approve the application for 404 Concord Road as submitted with the following condition:

- Plantings shall be installed in front of the approved fence, in a style to match the existing plantings in front of the house, for the entire length of the approved fence, with the exception of the area where the gate will be located.

Ms. Finn seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Mr. Andreas – Aye, Ms. Finn – Aye, and Mr. Shah – Aye.

**5. Public Hearing – Case 20-35, 254 Old Sudbury Road (Assessor’s Map H09-0058), Applicants and Owners Marissa and Steven Shackleton seek a Certificate of Appropriateness to replace a chimney cap and an existing stone walkway with new stone walkway.**

Applicants and owners Marissa Shackleton and Steve Shackleton were in attendance to discuss the application with the Historic Districts Commission. Ms. Shackleton noted the chimney cap needed to be replaced as it was failing, and the walkway proposed for replacement was uneven which made snow clearing and maintenance challenging.

Mr. Taylor made a motion to approve the application for 254 Old Sudbury Road as submitted with the following condition:

- The chimney cap shall be painted a matte dark color with a high temperature finish.

Mr. Shah seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Mr. Andreas – Aye, Ms. Finn – Aye, and Mr. Shah – Aye.

**6. Public Hearing – Case 20-36, 39 Wolbach Road (Assessor’s Maps J11-0202 and H11-0102), Applicant Jim Shelhamer, Caretaker for Sudbury Valley Trustees, and Owner Laura Mittei, Director of Stewardship for Sudbury Valley Trustees seek a Certificate of Appropriateness to remove existing gutters and fascia, and replace with new gutters and fascia.**

Applicant Jim Shelhamer was in attendance to discuss the application with the Historic Districts Commission. He described the proposed changes to the gutters and fascia boards on the barn and residential building.

Mr. Andreas made a motion to approve the application for 39 Wolbach Road as submitted with the following condition:

- The 3 inch smooth round downspouts shall be replaced with 3 inch corrugated downspouts.

Mr. Shah seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Mr. Andreas – Aye, Ms. Finn – Aye, and Mr. Shah – Aye.

**7. Public Hearing – Case 20-37, 28 Maple Avenue (Assessor’s Map K08-0021), Applicant Duane Houghton and Owner Danny Vellom seek a Certificate of Appropriateness to remove and replace a concrete patio, construct a new addition with a ½ bathroom and mudroom, construct a new deck, replace windows and doors, and install new siding and trim.**

Owner Danny Vellom and Applicant Duane Houghton were in attendance to discuss the application with the Historic Districts Commission.

Mr. Vellom described the proposal to install a new concrete patio and to construct a new addition with a ½ bathroom and mudroom. Mr. Houghton indicated there would be a new deck as well as the replacement of windows and doors, along with new siding and trim. There was then

discussion as to what elements of the proposed work could be seen from the public way of Maple Avenue. It appeared only some elements of the proposal could be seen as most of the work would be conducted behind the dwelling unit and down a slope.

Mr. Andreas made a motion to approve the application for 28 Maple Avenue as submitted noting the only part of the proposed work which was visible from the public way was the northern balustrades of the rear deck, which shall be in wood or wood clad as shown in the plans, in a color to match the house. Mr. Taylor seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Mr. Andreas – Aye, Ms. Finn – Aye, and Mr. Shah – Aye.

### **308 Concord Road – Front Entryway Restoration Community Preservation Act Funding Application**

Owner Todd Jewett was present to discuss the matter with the Historic Districts Commission. He requested the Historic Districts Commission provide a statement of support for the Community Preservation Act funding application which he had recently submitted to the Community Preservation Committee to address the situation with the front entryway.

Mr. Andreas made a motion for the Historic Districts Commission to fully endorse and support the 308 Concord Road Community Preservation Act funding application to restore the front entryway and to designate Chair Fred Taylor to send correspondence to the Community Preservation Committee indicating this position. Mr. Shah seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Mr. Andreas – Aye, Ms. Finn – Aye, and Mr. Shah – Aye.

### **Approval of Minutes from October 1, 2020**

Mr. Taylor made a motion to approve the minutes from October 1, 2020. Mr. Andreas seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Mr. Andreas – Aye, Ms. Finn – Aye, and Mr. Shah – Aye.

### **2021 Meeting Schedule**

Mr. Taylor made a motion to approve the proposed 2021 Meeting Schedule for the Historic Districts Commission. Mr. Andreas seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Mr. Andreas – Aye, Ms. Finn – Aye, and Mr. Shah – Aye.

### **New Business:**

**3. Public Hearing – Case 20-33, 354 Boston Post Road (Assessor’s Map K09-0029), Applicant and Owner Francis Caruso seeks a Certificate of Appropriateness to install two (2) exterior doors.**

Mr. Taylor made a motion to continue the public hearing for the 354 Boston Post Road Certificate of Appropriateness application to the Historic Districts Commission meeting on November 12, 2020. Mr. Shah seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Mr. Andreas – Aye, Ms. Finn – Aye, and Mr. Shah – Aye.

**Administrative Report/Update**

There were no items discussed by the Historic Districts Commission under this topic.

Mr. Taylor adjourned the meeting at 9:05 PM.