



Town of Sudbury

Historic Districts Commission

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MINUTES

DECEMBER 3, 2020 AT 7:30 PM

VIRTUAL MEETING

Members Present: Chair Fred Taylor, Vice Chair Susanna Finn, William Andreas, and Frank Riepe

Members Absent: Anuraj Shah

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.

Old Business:

1. 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 January 7, 2021. Ms. Finn seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Ms. Finn – Aye, Mr. Andreas – Aye, and Mr. Riepe – Aye.

2. CONTINUED 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

Joseph Carney, a business tenant within the building, was in attendance on behalf of the owner to discuss the application with the Historic Districts Commission. Mr. Carney explained the need for the new side door was related to traffic flow through the building due to COVID regulations. He indicated the new door would allow a clear separation of the businesses and their customers within the building to maintain safety measures during the pandemic.

Mr. Andreas made a motion to approve the installation of a new door on the west side of the building at 354 Boston Post Road with the following conditions:

- Plain Azek of up to 3 inches in width shall surround the new door.
- The new door shall be as specified in the application materials but without muntons.
- The trim surrounding the door shall be painted white.
- Both of the doors on the west side of the building shall be painted gray to match the building's body color.
- The new door shall have a concrete pad and step to match the existing door.

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

New Business:

1. Public Hearing – Case 20-38, 38-40 Candy Hill Road (Assessor’s Map G10-0209), Applicants and Owners Robert and Kathryn Lee seek a Certificate of Appropriateness to replace a picket fence with a wooden post and rail fence

Applicant and owner Robert Lee was in attendance to discuss the application with the Historic Districts Commission.

Mr. Lee was asked how long the current fence had been in place and he indicated it had been there for over 20 years. Mr. Lee noted the current picket fence made landscaping around that area somewhat difficult.

There was then discussion regarding the caps which were proposed for the tops of the fence posts. The Historic Districts Commission members preferred the Acorn Finial post caps which Mr. Lee displayed from a manufacturer’s website.

Mr. Taylor made a motion to approve the application for a new fence at 38-40 Candy Hill Road as submitted with Acorn Finial post caps (AF-5) from the same supplier with beveled top corners on the posts in place of the caps and painted white. Ms. Finn seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Ms. Finn – Aye, Mr. Andreas – Aye, and Mr. Riepe – Aye.

2. Public Hearing – Case 20-39, 7 King Philip Road (Assessor’s Map K09-0041), Applicant and Owner Ben Maiden/Octavian Development LLC seeks a Certificate of Appropriateness to install doors, windows, porch, and column materials

Mr. Andreas indicated he needed to recuse himself from the discussion on this matter due to the proximity of his residence to the subject property.

Applicant and owner Ben Maiden and architect Paul Mahoney were in attendance to discuss the application with the Historic Districts Commission.

There was a discussion regarding the proposed front columns for the proposed dwelling unit.

There was then discussion regarding the color components of the proposed windows.

Mr. Taylor made a motion to approve the application for 7 King Philip Road with the following conditions:

- Windows to be installed shall be Windsor wood clad pinnacles.
- Windows on the lower level front and sides on the main house shall be six over nine panes, with panes to match the second floor windows in size.
- Windows shall be aluminum clad with white frames and black sashes with 5/8 inch puddy muntons.
- Columns shall be Tuscan Tapered Round 10 inches in diameter.
- Doors shall be Simpson Bungalow (SDL) and Traditional painted black.
- Sidelight shall be Simpson Traditional Sash Sidelight with six panes and transom as shown in updated plans.

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

3. Public Hearing – Case 20-40, 12 Maynard Road (Assessor’s Map G08-0406), Applicant Ben Maiden and Owner Amee Desjourdy seek a Certificate of Appropriateness to install a new wood picket/privacy fence

Ms. Finn indicated she needed to recuse herself from the discussion on this matter due to the proximity of her residence to the subject property.

Applicant Ben Maiden and owner Amee Desjourdy were in attendance to discuss the application with the Historic Districts Commission.

There was discussion regarding the different heights of the proposed fences. Ms. Desjourdy noted there were privacy issues she was hoping to address with the fence as well as containment for her pets.

Tony Case of 58 Hudson Road commented on the height differences between the two proposed fences.

Sebouh Arakelian of 4 Maynard Road also commented on the differences in height for the two proposed fences.

Mr. Riepe made a motion to approve the application as submitted for 12 Maynard Road with a partial picket fence and a partial privacy fence. Mr. Andreas seconded the motion. Roll Call Vote: Mr. Taylor – Nay, Ms. Finn – Abstain, Mr. Andreas – Aye, and Mr. Riepe – Aye.

Mr. Taylor made a motion to approve a 4 foot high picket fence for the entire length of fence and painted white for 12 Maynard Road. Mr. Andreas seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Ms. Finn – Abstain, Mr. Andreas – Aye, and Mr. Riepe – Nay.

Mr. Riepe made a motion to approve a 4 foot high picket fence for the entire length of fence and painted white for 12 Maynard Road. Mr. Andreas seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Ms. Finn – Abstain, Mr. Andreas – Aye, and Mr. Riepe – Aye.

Other Business:

Discussion and Vote on 308 Concord Road Entryway

Owner Todd Jewett and contractor Halsey Platt were in attendance to discuss the matter with the Historic Districts Commission.

Mr. Jewett indicated the Community Preservation Committee did not approve of the usage of Community Preservation Act funds to restore the entryway to its original state and therefore his funding application was denied.

There was then discussion as to how to address the current situation of the entryway which the Historic Districts Commission members did not feel was compliant with the Certificate of Appropriateness that was issued for the alterations.

Mr. Taylor made a motion to approve a reduction in width of the pilasters to match the size of the original pilasters as closely as possible with the option to replace the sidelights. Mr. Riepe seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Ms. Finn – Aye, Mr. Andreas – Aye, and Mr. Riepe – Aye.

Continued Discussion regarding the Policy for Structures that are Not Visible from a Public Way Only because of Vegetation

Mr. Taylor presented his draft notes on the matter. The Historic Districts Commission members agreed the current process of having two members conduct a site visit to make a determination regarding visibility from a public way was working well. All members agreed to continue on with this process for future determinations regarding this matter.

Continued Discussion regarding Amending Section 12. Changes in Historic District of Chapter 40 of the Special Acts of 1963

Mr. Taylor noted he was still waiting to hear back from Town Counsel on this matter so the discussion on this topic would be taken up at a later meeting.

Approval of Minutes from November 5, 2020

Mr. Taylor made a motion to approve the minutes from November 5, 2020. Ms. Finn seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Ms. Finn – Aye, Mr. Andreas – Aye, and Mr. Riepe – Abstain.

Administrative Report/Update

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

Mr. Taylor adjourned the meeting at 10:22 PM.