



# Town of Sudbury

## Historic Districts Commission

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### MINUTES

**FEBRUARY 4, 2021 AT 7:30 PM**

### VIRTUAL MEETING

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

**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.

#### **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**

Alex Simovici was in attendance to discuss the application with the Historic Districts Commission.

Mr. Riepe stated he needed to recuse himself from the discussion on this matter.

Mr. Simovici indicated there would be no pediments installed above the windows.

Discussion ensued regarding the detail elements around the front door such as the trim and pilasters.

Mr. Andreas made a motion to approve the proposed modifications to the front door at 48 King Philip Road with the following conditions:

- The materials shall all be wood.
- The capitals shall be dropped to be positioned below the upper trim.
- Match the width of the trim above and on either side of the door to be the same width.
- Below the pilasters and the door shall be a wood apron extending down to the step.

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

Mr. Duchesneau asked clarification questions regarding what items were remaining to permit for the project. Mr. Simovici confirmed the proposed skylights and shutters for the dwelling unit would not be installed.

**New Business:**

**1. Public Hearing – Case 21-04, 193 Peakham Road (Assessor’s Map J05-0334), Applicant and Owner James Lesko seeks a Certificate of Appropriateness to expand an existing wood-framed deck including new railings, trim, and wood lattice**

James Lesko was in attendance to discuss the application with the Historic Districts Commission.

Mr. Taylor commented he would like to see more balusters on the deck.

Mr. Lesko noted he did not have a paint color picked out yet for the deck.

Mr. Taylor made a motion to approve the application as submitted for 193 Peakham Road. Mr. Shah seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Ms. Finn – Aye, Mr. Andreas – Aye, Mr. Riepe – Aye, and Mr. Shah – Aye.

**2. Public Hearing – Case 21-05, 24 Church Street (Assessor’s Map K09-0020), Applicants and Owners Stephen and Elizabeth Garofalo, Managers, ETG LLC, seek a Certificate of Appropriateness to construct an attached three-car garage addition to an existing single-family dwelling**

Stephen and Elizabeth Garofalo were present to discuss the application with the Historic Districts Commission.

Mr. Shah indicated there were not enough materials or details submitted for him to make a good assessment regarding the application.

Mr. Riepe stated the proposed garage addition was doing its own thing (in terms of design) and did not seem to be complimenting the design of the existing house.

Mr. Andreas requested elevations be provided for the north side of the proposed garage.

Mr. Riepe requested the Applicant take the architectural details from the existing house and apply them, to some extent, to the details for the proposed new garage.

Mr. Taylor made a motion to continue the public hearing for the 24 Church Street Certificate of Appropriateness application to the Historic Districts Commission meeting on March 4, 2021. Mr. Andreas seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Ms. Finn – Aye, Mr. Andreas – Aye, Mr. Riepe – Aye, and Mr. Shah – Aye.

**3. Public Hearing – Case 21-06, Old Sudbury Road (Assessor’s Maps H11-0101 and H11-0300) and 18 Wolbach Road (Assessor’s Maps H11-0100 and H11-0101), Applicant Dan Nason, Director of the Department of Public Works, and Owner Town of Sudbury seek a Certificate of Appropriateness to remove and replace culverts and headwalls, and to remove and replace/reset guardrails**

Dan Nason, Director of the Department of Public Works, and Scott Salvucci and Scott Medeiros from Woodward & Curran were in attendance to discuss the application with the Historic Districts Commission.

Mr. Nason indicated the headwalls for the culvert under Old Sudbury Road needed to be replaced. There was then discussion as to whether the headwalls were visible from a public way. Mr. Duchesneau used images from Google Maps to confirm the headwalls were visible from Water Row.

The conversation then turned to the culvert near 18 Wolbach Road. Mr. Nason indicated the plan was to replace the guard rails and headwalls for the culvert, but they did not seem to be visible from the public way. Members of the Historic Districts Commission agreed the headwalls were not visible from a public way.

Mr. Andreas made a motion to approve the application as submitted for the proposed culverts for Old Sudbury Road and 18 Wolbach Road, and to indicate the culvert headwalls on Wolbach Road were not under the jurisdiction of the Historic Districts Commission, although the Commission did prefer the proposed plan. Mr. Riepe seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Ms. Finn – Aye, Mr. Andreas – Aye, Mr. Riepe – Aye, and Mr. Shah – Aye.

**4. Public Hearing – Case 21-07, 172 Peakham Road (Assessor’s Map J05-0325), Applicants and Owners Krista and Phelps Riley seek a Certificate of Appropriateness to expand an existing deck, add new stairs, and replace a window with a door**

Krista Riley and Pepper Riley were in attendance to discuss the application with the Historic Districts Commission.

There was discussion about what part of the project was visible from a public way. Ms. Finn noted it could be seen from Peakham Road.

Ms. Riley indicated the replacement deck would be very similar to what currently existed.

Mr. Taylor made a motion to approve the application as submitted for 172 Peakham Road. Mr. Riepe seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Ms. Finn – Aye, Mr. Andreas – Aye, Mr. Riepe – Aye, and Mr. Shah – Aye.

**Other Business:**

**Interviews with Candidates for a New Member on the Historic Districts Commission and Vote to Recommend Candidate for Appointment to Select Board**

Taryn Trexler of 253 Concord Road was present to interview for the open seat on the Historic Districts Commission which was being vacated by Mr. Riepe.

Mr. Taylor made a motion to recommend to the Select Board Taryn Trexler be appointed to the Historic Districts Commission. Ms. Finn seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Ms. Finn – Aye, Mr. Andreas – Aye, Mr. Riepe – Aye, and Mr. Shah – Aye.

**Approval of Minutes from December 3, 2020**

Mr. Taylor made a motion to approve the minutes from December 3, 2020. Mr. Andreas seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Ms. Finn – Aye, Mr. Andreas – Aye, Mr. Riepe – Aye, and Mr. Shah – Aye.

**Approval of Minutes from January 7, 2021**

Mr. Taylor made a motion to approve the minutes from January 7, 2021. Mr. Andreas seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Ms. Finn – Aye, Mr. Andreas – Aye, Mr. Riepe – Aye, and Mr. Shah – Aye.

**Administrative Report/Update**

Mr. Taylor wanted to acknowledge that, according to his calculations, Mr. Riepe had contributed over 800 hours of his time serving on the Historic Districts Commission. Mr. Taylor noted this tremendous achievement and the entire Historic Districts Commission thanked Mr. Riepe for his service over the years.

Mr. Taylor adjourned the meeting at 9:34 PM.