



# Town of Sudbury

## Historic Districts Commission

Flynn Building  
278 Old Sudbury Road  
Sudbury, MA 01776  
978-639-3387  
Fax: 978-639-3314

HistoricDistricts@sudbury.ma.us

www.sudbury.ma.us/historicdistricts

### MINUTES

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

### VIRTUAL MEETING

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

**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 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 Garofalo and Elizabeth Garofalo were in attendance to discuss the application with the Historic Districts Commission.

Mr. Garofalo discussed the proposed adjustments he had made to the design of the garage since the last Historic Districts Commission meeting. There was discussion of the returns on the dormers and the corbels which had been added. Mr. Shah offered some suggestions regarding the returns. There was further discussion on the style of the garage doors and the paint color schemes. The Historic Districts Commission determined the color of the doors would need to be approved at a future meeting with new color samples being submitted.

Mr. Taylor made a motion to approve the proposed 3-car garage addition at 24 Church Street with the following conditions:

- The gable returns on the garage addition shall match the picture of the gable from another house submitted during the meeting (date stamped March 4, 2021).
- The side rake projection shall be reduced to the depth of the trim on the garage dormer.
- The side door on the garage shall be a nine-light Simpson door.

- The garage doors shall be smooth composite doors as presented in the application materials (date stamped March 4, 2021).
- The Applicant shall return to the Historic Districts Commission for review and approval of the paint/color of all doors on the garage addition.

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

#### **New Business:**

#### **3. Public Hearing – Case 21-09, 34 Robert Best Road (Assessor’s Map J05-0363), Applicants and Owners Joshua Epstein and Shana Kaplan, seek a Certificate of Appropriateness to enclose an existing screened porch, and replace windows on the first and second floors.**

Architect Kevin ten Brinke and owner Josh Epstein were in attendance to discuss the application with the Historic Districts Commission. Mr. ten Brinke briefly presented the proposed window alterations and the proposal to fully enclose the rear porch. There was discussion and consensus among the Historic Districts Commission that the rear porch was not visible from the public way.

Mr. Andreas made a motion to approve the application as submitted for 34 Robert Best Road, and to note the changes at the rear of the dwelling unit were not visible from the public way and therefore did not require approval from the Historic Districts Commission. Mr. Shah seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Ms. Finn – Aye, Mr. Andreas – Aye, Mr. Shah – Aye, and Ms. Trexler – Aye.

#### **4. Public Hearing – Case 21-10, 47 Concord Road (Assessor’s Maps K09-0002), Applicant and Owner John Noble, seeks a Certificate of Appropriateness to change a door to a window on the east/front side of a pool house addition.**

Jessica Noble was in attendance to discuss the application with the Historic Districts Commission. She briefly presented the proposed change of a door to a window on the side of the pool house addition.

Mr. Taylor made a motion to approve the application as submitted for 47 Concord Road. Mr. Shah seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Ms. Finn – Aye, Mr. Andreas – Aye, Mr. Shah – Aye, and Ms. Trexler – Aye.

#### **Other Business:**

#### **Discussion regarding Bruce Freeman Rail Trail Crossing at Hudson Road**

Environmental Planner Beth Suedmeyer and Arnold Robinson from Fuss & O’Neill were present to discuss the proposed design elements for the Bruce Freeman Rail Trail where it would cross Hudson Road near Peakham Road, an area which is located in the Town Center Historic District.

Ms. Suedmeyer indicated a new traffic signal would be installed at the intersection of Hudson Road and Peakham Road, and the traffic lights would be erected using a mast arm of the same design and color as those at the Hudson Road-Concord Road-Old Sudbury Road intersection. Ms. Suedmeyer also presented other design elements which would be installed in this area such as benches and interpretive signage. The Historic Districts Commission members provided feedback on these proposals, mostly supportive, and Ms. Suedmeyer indicated she would relay the comments back to the Bruce Freeman Rail Trail Advisory Task Force for incorporation into their comments regarding the proposed design of the rail trail which would be presented to the Select Board at a future meeting.

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

After some discussion about possible potential changes which could be made to Section 12 of Chapter 40 of the Special Acts of 1963, Mr. Andreas volunteered to draft some initial proposed amendments regarding the creation of new local historic districts and to bring those proposed changes back to the Historic Districts Commission for review at a future meeting.

### **Approval of Minutes from February 4, 2021**

Mr. Taylor made a motion to approve the minutes from February 4, 2021 as amended. Mr. Shah seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Ms. Finn – Aye, Mr. Andreas – Aye, Mr. Shah – Aye, and Ms. Trexler – Aye.

### **2. Public Hearing – Case 21-08, 58 Carriage Way (Assessor’s Map K04-0511), Applicant and Owner Ronald Ham, Portside Realty Trust, seeks a Certificate of Appropriateness to modify shutter installation, side door sidelights, and windows above the garage.**

Mr. Taylor made a motion to continue the public hearing for the 58 Carriage Way Certificate of Appropriateness application to the Historic Districts Commission meeting on April 1, 2021. Mr. Andreas seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Ms. Finn – Aye, Mr. Andreas – Aye, Mr. Shah – Aye, and Ms. Trexler – Aye.

### **Administrative Report/Update**

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

Mr. Taylor adjourned the meeting at 9:55 PM.