



# Town of Sudbury

## Historic Districts Commission

HistoricDistricts@sudbury.ma.us

Flynn Building  
278 Old Sudbury Road  
Sudbury, MA 01776  
978-639-3387  
Fax: 978-639-3314  
[www.sudbury.ma.us/historicdistricts](http://www.sudbury.ma.us/historicdistricts)

### MINUTES

**APRIL 1, 2021 AT 7:30 PM**

### VIRTUAL MEETING

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

**Members Absent:** Chair Fred Taylor

**Others Present:** Director of Planning and Community Development Adam Duchesneau and Planning and Zoning Coordinator Beth Perry

Ms. Finn 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.

The color options were presented and discussed for the exterior doors and garage doors.

Ms. Finn made a motion to approve the following colors for the following elements of the garage addition at 24 Church Street:

- Benjamin Moore Stonington Gray HC-170 for the body of the garage.
- Benjamin Moore Kendall Charcoal HC-166 for the exterior doors and garage doors.
- Benjamin Moore Simply White for the trim.

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

**2. CONTINUED 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.**

Ronald Ham was in attendance to discuss the application with the Historic Districts Commission.

Ms. Trexler raised an inquiry about approving such a proposal after the building had already been constructed and what type of precedent that might set.

Ms. Finn made a motion to approve the application as submitted for 58 Carriage Way. Mr. Andreas seconded the motion. Roll Call Vote: Ms. Finn – Aye, Mr. Andreas – Aye, Mr. Shah – Aye, and Ms. Trexler – Aye.

### **New Business:**

**1. Public Hearing – Case 21-11, 253 Concord Road (Assessor's Map H09-0015), Applicants and Owners Taryn and Chad Trexler, seek a Certificate of Appropriateness to perform exterior restorations including adjustments to siding, windows, doors, gutters, downspouts, and paint colors, as well as other features.**

Ms. Finn made a motion to continue the public hearing for the 253 Concord Road Certificate of Appropriateness application to the Historic Districts Commission meeting on May 6, 2021. Mr. Andreas seconded the motion. Roll Call Vote: Ms. Finn – Aye, Mr. Andreas – Aye, Mr. Shah – Abstain, and Ms. Trexler – Abstain.

**2. Public Hearing – Case 21-12, 4 Confidence Way (Assessor's Map K09-0003), Applicant and Owner Marek Mizeracki, seeks a Permit for Demolition or Removal to demolish an existing single-family dwelling and a Certificate of Appropriateness to construct a new, approximately 3,100 square foot, single-family dwelling.**

Marek Mizeracki, Applicant and Owner, and Ed Hauser, contractor, were in attendance to discuss the application with the Historic Districts Commission. Mr. Mizeracki stated he would like to demolish the existing house and rebuild a new, approximately 2,700 square foot dwelling.

Mr. Shah indicated he would like to see more detailed plans with items such as shutters, siding, etc.

Mr. Mizeracki described the size and the non-conforming location of the current structure as it sits on the property. The consensus of the Historic Districts Commission was that they were supportive of the proposed demolition.

Mr. Mizeracki went on to describe the design of the proposed new house. All elevations were reviewed and discussed.

Mr. Andreas commented that wood siding and windows would be more appropriate than concrete or composite materials.

Mr. Shah shared the Applicant's architect's website to display some of his work. Discussion continued regarding the various options for possible materials which could be used.

Ms. Finn made a motion to continue the public hearing for 4 Confidence Way Certificate of Appropriateness application to the Historic Districts Commission meeting on May 6, 2021. Mr. Shah seconded the motion. Roll Call Vote: Ms. Finn – Aye, Mr. Andreas – Aye, Mr. Shah – Aye, and Ms. Trexler – Aye.

#### **Other Business:**

#### **Discussion regarding Certificates of Appropriateness for 48 King Philip Road**

Ms. Finn noted discussion on this topic would be postponed until the Historic Districts Commission meeting on May 6, 2021.

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

Ms. Finn noted discussion on this topic would be postponed until the Historic Districts Commission meeting on May 6, 2021.

#### **Continued Discussion regarding Defining “Visible from a Public Way”**

Ms. Finn noted discussion on this topic would be postponed until the Historic Districts Commission meeting on May 6, 2021.

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

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

#### **Administrative Report/Update**

Mr. Duchesneau asked the Historic Districts Commission if members would prefer to receive their meeting materials emailed or mailed. Ms. Finn and Mr. Shah indicated they would prefer to have their materials emailed to them. Mr. Andreas and Ms. Trexler stated they would prefer to have hard copies of the materials mailed to them.

At 9:17 PM, Ms. Finn made a motion to adjourn the meeting. Mr. Shah seconded the motion. Roll Call Vote: Ms. Finn – Aye, Mr. Andreas – Aye, Mr. Shah – Aye, and Ms. Trexler – Aye.