



Town of Sudbury

Historic Districts Commission

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MINUTES

MAY 6, 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 7:35 PM.

Old Business:

1. CONTINUED 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.

At this time, Ms. Trexler and Mr. Shah recused themselves from the discussion of this application.

Chad Trexler was in attendance to discuss the application with the Historic Districts Commission.

Mr. Trexler indicated their plan was to update the door frames to the historic period and to also align the windows to the appropriate period for the house.

There was then discussion regarding the windows and the doors.

Mr. Taylor commented that given the design of the house, he would prefer to see cut nails used in the craftsmanship.

Mr. Taylor made a motion to approve the application for 253 Concord Road with the following conditions:

- The windows shall be white.
- The door surrounds shall be white.
- The storm door shall be Essex Green with black strap hinges.
- The reveal on the siding shall be no more than 4 inches.
- All work shall be done in wood except for the hardware.
- Recommendation: Use cut nails.

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

At this time, Ms. Trexler and Mr. Shah rejoined the meeting.

2. CONTINUED 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 and Ed Hauser were in attendance to discuss the application with the Historic Districts Commission.

Mr. Mizeracki indicated recessed lights would be used over the front and garage doors, rather than the lights that were previously submitted.

Mr. Shah inquired about the solar panels which had previously been proposed for the roof and Mr. Mizeracki indicated those had been removed from the plans.

Mr. Mizeracki also stated the previously discussed doors would be change to doors without windows.

Mr. Shah requested more information on the shutters.

Ms. Finn asked what the Applicant had decided to do with the design of the chimney.

There was also discussion regarding various siding options.

Mr. Andreas made a motion to approve the application for 4 Confidence Way with the following conditions:

- The shingles shall be architectural style CertainTeed.
- The trim shall be pine.
- The siding shall be cedar with a 4 inch reveal.
- The front door shall be an Altitude Double Front Door in mahogany wood.
- The garage door shall be a Nadine Craftsman Style Custom Wood Garage Door.
- The chimney shall be stucco.
- The trim color shall be Benjamin Moore White.

- The house color shall be Benjamin Moore White or Benjamin Moore Coventry Gray.
- There shall be no shutters on the house.

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

New Business:

3. Public Hearing – Case 21-13, 353 Boston Post Road (Assessor’s Map K09-0051), Applicant Jeff Newman and Owner 353 Boston Post Road RT Laura Meier/Trustee, seek a Certificate of Appropriateness to remove and replace existing signage.

Jeff Newman of Signarama was in attendance to discuss the application with the Historic Districts Commission.

Mr. Newman described the signage that was presently on the building and how the proposed new signage would appear.

There was a discussion regarding the vinyl applique signs on the first floor windows and the carved signs.

Mr. Taylor made a motion to approve the application for 353 Boston Post Road with the following conditions:

- The sign shall be 6 feet 4 inches wide and 2 feet high.
- The content and lettering of the sign shall be reduced to fit the 6 feet 4 inches wide and 2 feet high dimensions of the sign.
- The sign shall have a matte finish.
- The window signage shall either be removed, or the Applicant/Owner shall go before the Design Review Board and then the Historic Districts Commission to seek approval.

Ms. Finn 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 21-14, 47, 72, & 131 Wayside Inn Road (Assessor’s Maps L03-0001 and L03-0002), Applicant Daniel Nason, Public Works Director, and Owner Town of Sudbury, seek a Certificate of Appropriateness to demolish, design, and reconstruct the current bridge over Hop Brook on Wayside Inn Road.

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

Mr. Medeiros reviewed the original design of the bridge and explained how the bridge had been damaged by someone driving into one of the parapet walls.

Mr. Nason shared some pictures of the temporary fixes that had been implemented to stabilize the bridge. He then displayed images of what the potential permanent repair could look like. Mr. Nason showed images of the parapets with an inlet for wooden rails which would be backed with steel.

It was also noted the narrowness of Wayside Inn Road at this location presented challenges when trying to implement an aesthetic design which met the required structural design standards.

Mr. Nason and Mr. Medeiros indicated the design they had presented to the Historic Districts Commission was a preliminary one, intended to gather feedback so they could return to a future meeting with a more formalized design.

Mr. Taylor made a motion to continue the public hearing for the 47, 72, & 131 Wayside Inn Road Certificate of Appropriateness application to the Historic Districts Commission meeting on June 3, 2021. Ms. Finn seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Ms. Finn – Aye, Mr. Andreas – Aye, Mr. Shah – Aye, and Ms. Trexler – Aye.

5. Public Hearing – Case 21-15, 308 Concord Road (Assessor’s Map H09-0049), Applicant and Owner Andrea Jewett seeks a Certificate of Appropriateness to install a fence (partial solid privacy fence and partial transparent containment fence).

Andrea Jewett was in attendance to discuss the application with the Historic Districts Commission.

Ms. Jewett explained the need for the fence around the rear of the property.

There was a discussion as to where the solid and open fences would be located.

Mr. Taylor made a motion to approve the application for 308 Concord Road with the following conditions:

- There shall be scalloped transitions between fence types.
- Black hardware shall be used for the gates.

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 Certificates of Appropriateness for 48 King Philip Road

The Historic Districts Commission discussed whether the dwelling at 48 King Philip Road was compliant with all of the Certificates of Appropriateness which had been issued to the property over the last two years. It was determined the roof rake return details (at the bottom of the gable

trim), on the east side of the building, had been installed incorrectly and needed to be changed. It was also noted the roof on the rear dormer contained metal roofing and the Certificates of Appropriateness which had been awarded called for this roofing to be shingled as displayed on the plans. Mr. Shah and Ms. Trexler indicated the property was now on the market for sale. The Historic Districts Commission wanted the Building Inspector to inform the property owners they must either make changes to their dwelling unit to bring these items into compliance or reapply to the Historic Districts Commission to seek approval for these modifications.

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

Mr. Andreas indicated he would continue to work on this item and would present a draft of a proposed amendment at a future meeting.

Continued Discussion regarding Defining “Visible from a Public Way”

Mr. Taylor presented what he had written as a definition for “visible from a public way.” The other members on the Historic Districts Commission recommended a few changes to the wording. Mr. Taylor indicated he would incorporate those changes and send the final wording to the Planning and Community Development Department staff for incorporation into the Historic Districts Commission guidelines and posting on the Town website.

Approval of Minutes from April 1, 2021

Ms. Finn made a motion to approve the minutes from April 1, 2021 as amended. Mr. Andreas seconded the motion. Roll Call Vote: Mr. Taylor – Abstain, Ms. Finn – Aye, Mr. Andreas – Aye, Mr. Shah – Aye, and Ms. Trexler – Aye.

At 10:48 PM, Mr. Taylor made a motion to adjourn the meeting. Ms. Finn seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Ms. Finn – Aye, Mr. Andreas – Aye, Mr. Shah – Aye, and Ms. Trexler – Aye.