



# Town of Sudbury

## Historic Districts Commission

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### MINUTES

**AUGUST 5, 2021 AT 7:30 PM**

### VIRTUAL MEETING

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

**Others Present:** Planning and Zoning Coordinator Beth Perry

Mr. Taylor called the meeting to order at 7:30 PM.

#### Old Business:

**1. CONTINUED Public Hearing – Case 21-14, 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.**

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 September 2, 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.

**2. CONTINUED Public Hearing – Case 21-16, 75 Hudson Road (Assessor’s Map G08-0008), Applicant Scott Nix, Police Chief, and Owner Town of Sudbury, seek a Certificate of Appropriateness to install a security gate on the east side of the building.**

Mr. Taylor made a motion to continue the public hearing for the 75 Hudson Road Certificate of Appropriateness application to the Historic Districts Commission meeting on September 2, 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.

**3. CONTINUED Public Hearing – Case 21-21, 327 Concord Road (Assessor’s Maps H09-0065), Applicant Deborah Kruskal and Owner First Parish of Sudbury, seek a Certificate of Appropriateness to install condensers for a new HVAC system.**

Mr. Taylor made a motion to accept the request to withdraw without prejudice the Certificate of Appropriateness application for 327 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.

**4. CONTINUED Public Hearing – Case 21-22, 327 Concord Road (Assessor’s Maps H09-0065), Applicant Deborah Kruskal and Owner First Parish of Sudbury, seek a Certificate of Appropriateness to replace existing signage.**

Mr. Taylor made a motion to continue the public hearing for the 327 Concord Road Certificate of Appropriateness application to the Historic Districts Commission meeting on September 2, 2021. Mr. Finn seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Ms. Finn – Aye, Mr. Andreas – Aye, Mr. Shah – Aye, and Ms. Trexler – Aye.

**5. CONTINUED Public Hearing – Case 21-23, 7 King Philip Road (Assessor’s Maps K09-0041), Applicant and Owner Ben Maiden, seeks a Certificate of Appropriateness to determine landscaping, finalize deck color, and install fencing.**

Applicant and Owner Ben Maiden was in attendance to discuss the application with the Historic Districts Commission. Mr. Maiden described the proposed landscape plantings and discussed the application with the Historic Districts Commission.

Mr. Taylor made a motion to approve the landscape design as submitted for 7 King Philip Road with the following additions:

- Install one (1) 8’ tall White Fir
- Install one (1) 7’ tall Blue Spruce
- Install eight (8) 7’-8’ Leland Cypress

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:**

**6. Public Hearing – Case 21-25, 276 Old Sudbury Road (Assessor’s Map H09-0061), Applicant Four Brothers Construction, Inc. and Owners Amy and Robert LaHait, seek a Certificate of Appropriateness to remove a chimney and replace shingles.**

Owner Amy LaHait was in attendance to discuss the application with the Historic Districts Commission. She indicated the chimney and shingle replacement had already been completed and she was now seeking approval. Ms. LaHait noted the chimney that had been removed was damaged and was adding extra weight to the roof.

Mr. Taylor made a motion to approve the Certificate of Appropriateness application for 276 Old Sudbury Road as submitted. Mr. Andreas seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Ms. Finn – Abstain, Mr. Andreas – Aye, Mr. Shah – Aye, and Ms. Trexler – Aye.

**7. Public Hearing – Case 21-26, 357 Boston Post Road (Assessor’s Map K09-0050), Applicant Christine Garland and Owner Phoenix UM, LLC, seek a Certificate of Appropriateness to install new signage.**

Applicant and Owner Christine Garland was in attendance to discuss the application with the Historic Districts Commission. Ms. Garland indicated she owned a furniture staging business and she wanted to expand the business where she could work with customers one on one.

The Historic Districts Commission identified the comments regarding the signage which had been submitted by the Design Review Board. It was noted the design of the presented signage did not reflect their recommendations.

Mr. Andreas made a motion to approve the Certificate of Appropriateness application for 357 Boston Post Road as submitted with the following changes:

- The sign shall be no more than two (2) feet in height and no more than six (6) feet in width.
- The sign shall have a 1” black border around the edge.
- The sign’s white background shall match the white color of the building.
- The sign shall be located over the central mullion of the window (the portion of the framing which divides the two large windows).

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

**8. Public Hearing – Case 21-27, 18 Hudson Road (Assessor’s Map H09-0067), Applicants and Owners Matthew Jennings and Kathleen Duffy, seek a Certificate of Appropriateness to reconstruct the front entryway masonry, replace deficient doors, and install rooftop solar panels and associated inverters.**

Applicant and Owner Matthew Jennings was in attendance to discuss the application with the Historic Districts Commission.

There was discussion regarding the highly visible nature of this dwelling unit.

The Historic Districts Commission requested to see more options for the solar panels which could achieve similar results.

Mr. Jennings then explained what needed to be fixed on the doors and masonry.

Mr. Andreas made a motion to approve the following items for the 18 Hudson Road Certificate of Appropriateness application as submitted with the following conditions:

- The repair of the brick walkway shall re-use as much of the existing bricks as possible and shall include a granite border.
- The French door shall be all wood, with real or simulated divided light, with or without fan light.
- The selected French door shall be submitted for final review including the manufacturer and model details
- The French door shall have an all granite threshold.
- The step in front of the porch shall be granite.
- The porch shall be entirely granite.
- There shall be a granite step up to the door.
- Any woodwork replaced on the porch shall be performed with like for like wood in the same shape and color.
- At the original front door, the flagstones shall be replaced with a solid granite slab.
- There shall only be minimal replacement of the rotted wood at the original front door with like for like wood in the same shape and color, and the Applicant shall be required to return to the Historic Districts Commission if the replacement of the wood is not minimal.

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

Mr. Andreas made a motion to continue the installation of the rooftop solar panels and associated inverters items for the 18 Hudson Road Certificate of Appropriateness application to the Historic Districts Commission meeting on September 2, 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.

#### **Other Business:**

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

Mr. Andreas discussed the proposed changes he had submitted in the draft language for Section 12.

The Historic Districts Commission members indicated they would review the proposed language at their next meeting on September 2, 2021.

#### **Approval of Minutes from July 1, 2021**

Mr. Taylor made a motion to approve the minutes from July 1, 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.

**Administrative Report/Update**

At 9:30 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.