



Town of Sudbury

Historic Districts Commission

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MINUTES

JULY 1, 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: 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 21-14, 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 August 5, 2021. 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. 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 August 5, 2021. 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 21-21, 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.

Deborah Kruskal was in attendance to discuss the application with the Historic Districts Commission. She noted the purpose of the condensers was for heating and cooling the sanctuary and the meeting hall. Ms. Kruskal also indicated there were some plantings that had not yet matured which would screen the condensers and new plantings would be added as needed.

Mr. Taylor asked for confirmation on where some of the new plantings would be located.

Ms. Finn expressed concerns about not knowing the size of the proposed condensers.

Mr. Andreas mentioned the condensers would be near the children's play area and it might be a good idea to place a fence around the condensers to prevent children from playing on them.

Mr. Shah agreed with both Ms. Finn and Mr. Andreas.

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 August 5, 2021. 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 21-22, 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.

Deborah Kruskal was in attendance to discuss the application with the Historic Districts Commission.

There was discussion regarding the proposed materials for the sign, which included PVC and aluminum. There was also conversation about the proposed size of the signage and the lettering upon it.

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 August 5, 2021. Mr. Shah 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 21-18, 26 Franklin Place (Assessor's Map K09-0419), Applicant Sturdy Home Improvement Inc. and Owner James Westen, seek a Certificate of Appropriateness to remove and replace siding, gutters, and downspouts.

Owner James Westen and contractor Jeff Risucci of Study Home Improvement were in attendance to discuss the application with the Historic Districts Commission. Mr. Risucci indicated the proposed replacement elements as part of the modifications to the dwelling unit would be like for like.

Mr. Andreas made a motion to approve the Certificate of Appropriateness application as submitted with the proposed colored siding as submitted and the remainder of the proposed changes considered to be like-for-like replacements. Mr. Shah seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Ms. Finn – Aye, Mr. Andreas – Aye, Mr. Shah – Aye, and Ms. Trexler – Aye.

6. Public Hearing – Case 21-19, 104 Wayside Inn Road/1-35 Dutton Road (Assessor’s Maps L02-0002), Applicant Fiona Prendergast and Owner The Wayside Inn Foundation, seek a Certificate of Appropriateness to build a “little lending library.”

Fiona Prendergast was in attendance to discuss the application with the Historic Districts Commission. She was asked if the design of the lending library was from a kit and Ms. Prendergast indicated she would be constructing it from scratch to look similar to the little red school house.

Ms. Finn questioned the location of the proposed lending library and there was an extensive discussion regarding possible locations.

Mr. Andreas made a motion to approve the Certificate of Appropriateness application as submitted except that the little lending library be located on the right/north side of the pathway approaching the school house from Dutton Road and be situated east of the school house, and that the Historic Districts Commission would provide additional guidance on the materials. Mr. Shah seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Ms. Finn – Aye, Mr. Andreas – Aye, Mr. Shah – Aye, and Ms. Trexler – Aye.

7. Public Hearing – Case 21-20, 330 Concord Road (Assessor’s Map G09-0017), Applicant and Owner Presbyterian Church in Sudbury, seeks a Certificate of Appropriateness to add solar panels to the roof and replace shingles.

Lynn Sallee was in attendance to discuss the application with the Historic Districts Commission. He indicated the solar panels would be black to blend in with the roofing. Mr. Sallee also noted the solar panels would only be installed on the south side of the roof and would not be visible from Concord Road.

There was discussion regarding the placement of the panels on the roof.

Mr. Andreas made a motion to approve the Certificate of Appropriateness application as submitted with the following conditions:

- The roof shingles shall be Onyx Black to cover all surfaces.
- The solar panels shall match what is on the Methodist Church with left, right, and top roof edge offsets of 24 inches, and a bottom roof offset of 30 inches, with the solar panels adjusted to fit.
- The solar panels shall have a vertical offset from the roof of no more than 2 inches and the panels shall have a thickness of no more than 2.5 inches.

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 21-23, 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.

Owner Ben Maiden and Bill Godin were in attendance to discuss the application with the Historic Districts Commission.

The Historic Districts Commission members expressed a preference to keep the deck a neutral color/tone.

There was then discussion regarding the proposed fence along Boston Post Road/Route 20, which would be along the subject lot’s rear property line.

The final topic that was covered was the proposed landscape design. The Historic Districts Commission members provided recommendations for the planting areas and design along King Philip Road. The Commission members asked the Applicant to make adjustments to the planting design and come back to a future meeting for further review.

Mr. Andreas made a motion to approve the Certificate of Appropriateness application as submitted with the following conditions:

- The fence shall match the style and height of the fence directly across Boston Post Road/Route 20 to the south and be set 4 to 5 feet back from the current fence’s location, and shall not extend between Boston Post Road/Route 20 and King Philip Road.
- The front porch flooring shall be as submitted.
- The Landscape Plan for the trees is approved as submitted except for the front of the house and shall be continued to a future meeting for discussion and 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.

9. Public Hearing – Case 21-24, 4 Confidence Way (Assessor’s Maps K09-0003), Applicant and Owner Marek Mizeracki, seeks a Permit for Demolition or Removal to demolish an existing, approximately 1,000 square foot, single-family dwelling and a Certificate of Appropriateness to construct a new, approximately 2,200 square foot, single-family dwelling.

Owner Marek Mizeracki and contractor Ed Houser were in attendance to discuss the application with the Historic Districts Commission.

There was discussion regarding the new proposed design versus the previously approved design. Adding more windows was discussed to break up the look from the rear of the building.

Mr. Andreas made a motion to approve the Certificate of Appropriateness application as submitted with the following conditions:

- The east gable roof pitch shall be changed to match the pitch of the west gable and to match the height of the side walls and eaves, thus making the peak higher.
- Two windows shall be added to the rear of the building which match the size of the smaller window on the plans. One window shall be in the center section and one window shall be in the west section.
- A tall window shall be added to the south end of the Concord Road side of the dwelling unit.
- The height of the smaller window shall be changed to match the small windows on the rear of the building.
- The siding shall remain as cedar as specified in the originally approved Certificate of Appropriateness (Case 21-12).

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:

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

Mr. Andreas indicated he had not yet been able to write the proposed amendment. As such, Mr. Taylor stated this topic would be discussed at the next the Historic Districts Commission meeting on August 5, 2021.

Approval of Minutes from June 3, 2021

Mr. Taylor made a motion to approve the minutes from 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.

Administrative Report/Update

At 11:45 PM, Mr. Taylor made a motion to adjourn the meeting. Mr. Shah seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Ms. Finn – Aye, Mr. Andreas – Aye, Mr. Shah – Aye, and Ms. Trexler – Aye.