



Town of Sudbury

Historic Districts Commission

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MINUTES

SEPTEMBER 2, 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:

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 October 7, 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.

3. 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.

Deborah Kruskal was in attendance to discuss the application with the Historic Districts Commission. She stated the sign presented at the previous meeting was altered per the guidance from the Historic Districts Commission. Ms. Kruskal explained the size of the letters were as small as what could still be readable from the street. She indicated she had spoken to the manufacturer and it was confirmed PVC was used.

There was discussion regarding if the lettering would be hand painted.

There was further discussion as to the best use of the white space.

Ms. Finn wanted to confirm the exact size of the sign.

Mr. Andreas made a motion to approve the Certificate of Appropriateness application for 327 Concord Road as submitted with the following conditions:

- The sign shall be positioned in the same location.
- The sign shall be 7 feet in height.
- The sign board width shall be 3 feet 10 inches, excluding the posts.
- The entire sign shall be made of PVC, all painted white, with hand painted black lettering, and without the “Sudbury Extended Day” extension wording.

Mr. Taylor seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Ms. Finn – No, Mr. Andreas – Aye, Mr. Shah – Aye, and Ms. Trexler – Aye.

4. CONTINUED 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.

Matthew Jennings was in attendance to discuss the application with the Historic Districts Commission. He explained some options and noted that for a ground mounted installation of the panels, the cost of clearing the trees would make the project prohibitive. Mr. Jennings also stated that after obtaining some quotes, using the parking structure as a location for the solar panels would not be cost effective. He indicated the lean-to had additional roof space but the structure could not support the weight. Mr. Jennings went on to explain the other options that would be more cost effective.

There was discussion regarding a possible option of painting the roof so the solar panels would not stand out as much.

Mr. Taylor made a motion to deny the Certificate of Appropriateness application to install solar panels at 18 Hudson Road. Mr. Shah seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Ms. Finn – Aye, Mr. Andreas – No, Mr. Shah – Aye, and Ms. Trexler – Aye.

New Business:

5. Public Hearing – Case 21-28, 18 Wolbach Road (Assessor’s Map H11-0100), Applicant and Owner Sudbury Valley Trustees c/o Lisa Vernegaard, seeks a Certificate of Appropriateness to modify and expand the existing parking lot and walkways, including the removal of vegetation, and install a small entry plaza.

Fred King from DGT Associates and Brandon Parker from the Sudbury Valley Trustees were in attendance to discuss the application with the Historic Districts Commission. Mr. King stated there was a need to increase the parking lot from 15 to 25 spaces to ensure there was enough parking for staff, but not so large that events may occur. He went on to discuss the trees that would be cut down to accommodate the additional parking spaces.

Mr. Taylor made a motion to approve the Certificate of Appropriateness application for 18 Wolbach 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.

6. Public Hearing – Case 21-29, 40 Concord Road (Assessor’s Map K09-0015), Applicant and Owner Karl Fries, seeks a Certificate of Appropriateness to remove and replace the roof, gutters, and skylights.

Karl Fries was in attendance to discuss the application with the Historic Districts Commission. He indicated the shingles would be changed from three-tab shingles to architectural shingles, and he was also requesting to replace skylights and gutters.

Mr. Taylor made a motion to approve the Certificate of Appropriateness application for 40 Concord Road. Mr. Andreas 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 21-30, 18 Wolbach Road (Assessor’s Map H11-0100), Applicant and Owner Sudbury Valley Trustees c/o Brandon Parker, seeks a Certificate of Appropriateness to remove a chimney on an accessory building.

Brandon Parker from the Sudbury Valley Trustees was in attendance to discuss the application with the Historic Districts Commission. He indicated the chimney was in bad condition and it was more cost effective to remove it rather than repoint it.

Mr. Andreas made a motion to deny the Certificate of Appropriateness to remove a chimney on an accessory building at 18 Wolbach Road. Mr. Shah seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Ms. Finn – Aye, Mr. Andreas – Aye, Mr. Shah – Aye, and Ms. Trexler – Nay.

8. Public Hearing – Case 21-31, 182 Dutton Road (Assessor’s Map J03-0011), Applicants and Owners, Kristen Ruby and Andrew Walsh, seek a Certificate of Appropriateness to replace the roof, gutters, and skylights.

Kristen Ruby and Andrew Walsh were in attendance to discuss the application with the Historic Districts Commission. Ms. Ruby noted the roof was leaking and needed to be replaced, and they would also like to change the color. She also indicated three skylights were leaking and they would like to replace them. Ms. Ruby stated the gutters were currently wood and aluminum, and they would be replaced with ½ round aluminum in white. She noted the downspouts would also be replaced.

Mr. Andreas made a motion to approve the Certificate of Appropriateness application for 182 Dutton Road as submitted with the following conditions:

- The now missing crown and rotted wood shall be matched and replaced with matching crown and fascia.
- The downspouts shall be smooth round and the wood covers shall be removed.

Mr. Taylor 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 21-32, 236 Concord Road (Assessor’s Map H09-0019), Applicant and Owner Bruce Quirk, seeks a Certificate of Appropriateness to construct a two-story addition on an existing single-family dwelling.

Ms. Trexler recused herself from the discussion of this application.

Mark Lionetta was in attendance to discuss the application with the Historic Districts Commission on behalf of owner Bruce Quirk. Mr. Lionetta explained the desire to build an addition off of the first floor to accommodate an elderly couple already residing in the home so they would no longer have to deal with stairs and would still be able to operate their home business.

Mr. Shah commented he would prefer to see more drawings and elevations of the proposed changes.

Mr. Taylor made a motion to continue the public hearing for the 236 Concord Road Certificate of Appropriateness application to the Historic Districts Commission meeting on October 7, 2021. Mr. Shah seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Ms. Finn – Aye, Mr. Andreas – Aye, and Mr. Shah – Aye.

At this time Ms. Trexler returned to the meeting.

Other Business:

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

The Historic Districts Commission members expressed general support for the proposed amendments which Mr. Andreas was suggesting. There was a discussion regarding the time frame and who the proposed amendment should be submitted too.

Approval for Historic House Markers Guidelines with Accompanying Pictures

There was discussion regarding possibly creating some specific guidelines and a “Frequently Asked Questions” document which could be posted on the Historic Districts Commission website.

Discussion of Stonewalls Guidelines and Approval of Pictures to Accompany

There was discussion regarding creating guidelines for stonewalls. It was noted approved walls in the past have looked more formalized rather than loosely laid. Many members noted photos would be helpful for any guidelines that would be developed.

Discussion regarding whether or not the Historic Districts Commission should Apply for Community Preservation Act Funds

Ms. Trexler inquired if the Historic Districts Commission had ever applied for Community Preservation Act funding. Mr. Taylor indicated they had written a letter of support for an Applicant to restore an entryway but their application was denied. Ms. Trexler suggested this funding source was something the Historic Districts Commission should keep in mind for the future.

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 October 7, 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.

Approval of Minutes from August 5, 2021

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

Administrative Report/Update

At 10:37 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.