



Town of Sudbury

Historic Districts Commission

Flynn Building
278 Old Sudbury Road
Sudbury, MA 01776
978-639-3387
Fax: 978-639-3314

HistoricDistricts@sudbury.ma.us

www.sudbury.ma.us/historicdistricts

MINUTES

OCTOBER 7, 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 21-16, 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 accept the Applicant’s request to withdraw without prejudice the 75 Hudson Road Certificate of Appropriateness application. Ms. Finn seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Ms. Finn – Aye, Mr. Andreas – Aye, Mr. Shah – Absent, and Ms. Trexler – Aye.

2. 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

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

At this time Mr. Shah joined the meeting.

Mr. Medeiros presented some options for the proposed masonry on the bridge. There was then a discussion as to whether the Historic Districts Commission desired to have a linear pattern or a more rounded pattern for the veneer.

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 November 4, 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.

3. CONTINUED 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. He explained some of the changes which had been made to the plans per the comments made at the last Historic Districts Commission meeting.

Mr. Shah indicated he was appreciative of the changes that had been made per the suggestions which had been provided. He suggested a few further changes regarding the roof line and windows. Mr. Shah also stated he would provide a rough sketch to Mr. Lionetta for consideration.

Mr. Andreas made a motion to approve only the building footprint and foundation plan for 236 Concord Road, but to defer the vote on all other details regarding the structure to a future meeting. Mr. Shah seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Ms. Finn – Aye, Mr. Andreas – Aye, Mr. Shah – Aye, and Ms. Trexler – Absent.

Mr. Taylor made a motion to continue the public hearing for all the other matters related to the 236 Concord Road Certificate of Appropriateness application to the Historic Districts Commission meeting on November 4, 2021. Mr. Shah seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Ms. Finn – Aye, Mr. Andreas – Aye, Mr. Shah – Aye, and Ms. Trexler – Absent.

At this time Ms. Trexler returned to the meeting.

New Business:

4. Public Hearing – Case 21-34, 18 Hudson Road (Assessor’s Map H09-0067), Applicants and Owners Matthew Jennings and Kathleen Duffy, seek a Certificate of Appropriateness to install rooftop solar panels and associated inverters

Matthew Jennings was in attendance to discuss the application with the Historic Districts Commission. He proposed a product that could provide a covering for the solar panels on the roof. The Historic Districts Commission raised concerns and had reservations regarding the proposed use of the SolarSkin Product.

Sue Abrams of 24 Hudson Road spoke in favor of the application and asked what could be done in order for the project to obtain approval.

Mr. Andreas made a motion to continue the public hearing for the 18 Hudson Road Certificate of Appropriateness application to the Historic Districts Commission meeting on November 4, 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.

At this time Mr. Shah left the meeting.

5. Public Hearing – Case 21-35, 20 Concord Road (Assessor’s Map K09-0024), Applicant and Owner Lenny Holt, seeks a Certificate of Appropriateness to approve the installation of a shed dormer, alteration of the roof slope, and the installation of a cobblestone apron on the upper driveway

Lenny Holt was in attendance to discuss the application with the Historic Districts Commission. He indicated the shed dormer had been installed to allow for the required head space for a new internal stairway. Mr. Holt also noted the cobblestone driveway apron was added to attempt to assist in alleviating some of the washout during heavy rains.

Mr. Taylor made a motion to approve the Certificate of Appropriateness application for 20 Concord Road. Mr. Andreas seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Ms. Finn – Aye, Mr. Andreas – Aye, Mr. Shah – Absent, and Ms. Trexler – Aye.

Other Business:

Discussion regarding the Restoration and Reguilding of the Clock Faces on the Town Clock at 327 Concord Road

Mr. Andreas noted the clock was owned by the Town of Sudbury

Mr. Taylor made a motion for the Historic Districts Commission to write a letter of support for a Community Preservation Act funding application to restore and reguild the clock faces on the Town Clock at 327 Concord Road for FY23. Mr. Andreas seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Ms. Finn – Aye, Mr. Andreas – Aye, Mr. Shah – Absent, and Ms. Trexler – Aye.

At this time Mr. Shah returned to the meeting.

Discussion regarding CPA Funding Application for Submission

Ms. Trexler presented a draft of a Community Preservation Act funding application for the creation of a comprehensive and professionally-developed set of Design Guidelines for the Town’s local historic districts.

Mr. Andreas made a motion for the Historic Districts Commission to submit a Community Preservation Act funding application for the creation of a comprehensive and professionally-developed set of Design Guidelines for the Town's local historic districts for the October 13, 2021 application deadline. Ms. Finn seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Ms. Finn – Aye, Mr. Andreas – Aye, Mr. Shah – Aye, and Ms. Trexler – Aye.

Discussion of Stonewalls Guidelines and Approval of Pictures to Accompany

Mr. Taylor indicated he would continue to work to revise the proposed guidelines for this item.

Discussion regarding Section 6, Exclusions, of Chapter 40 of the Special Acts of 1963

There was no discussion regarding this matter.

Approval of Minutes from September 2, 2021

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

Approval of Minutes from September 9, 2021

Mr. Taylor made a motion to approve the minutes from September 9, 2021. Mr. Andreas seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Ms. Finn – Aye, Mr. Andreas – Aye, Mr. Shah – Abstain, and Ms. Trexler – Aye.

Administrative Report/Update

There were no topics discussed under this item.

At 10:15 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.