



Town of Sudbury

Historic Districts Commission

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MINUTES

NOVEMBER 4, 2021 AT 7:30 PM

VIRTUAL MEETING

Members Present: Chair Fred Taylor, William Andreas, and Taryn Trexler

Members Absent: Vice Chair Susanna Finn and Anuraj Shah

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 7:32 PM.

New Business:

4. Public Hearing – Case 21-36, 25 King Philip Road (Assessor’s Map K09-0045), Applicant and Owner Mylan Jaixen, seeks a Certificate of Appropriateness to install new roofing on the dwelling unit and garage

Mylan Jaixen was in attendance to discuss the application with the Historic Districts Commission.

Mr. Taylor made a motion to continue the public hearing for the 25 King Philip Road Certificate of Appropriateness application to the Historic Districts Commission meeting on November 16, 2021. Mr. Andreas seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Mr. Andreas – Aye, and Ms. Trexler – Aye.

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

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.

Mr. Nason stated they had some updated information and designs since the last meeting.

Mr. Medeiros presented some different shape options of stone veneer for the proposed masonry on the bridge per the request of the Historic Districts Commission.

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 December 2, 2021. Ms. Trexler seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Mr. Andreas – Aye, and Ms. Trexler – Aye.

2. 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.

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 December 2, 2021. Mr. Andreas seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Mr. Andreas – Aye, and Ms. Trexler – Abstain.

3. CONTINUED 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 presented samples of the SolarSkin product which would cover the proposed solar panels and would assist in hiding them visually. The members of the Historic Districts Commission were not extremely supportive of this proposed solution.

Mr. Taylor made a motion to continue the public hearing for the 18 Hudson Road Certificate of Appropriateness application to the Historic Districts Commission meeting on December 2, 2021. Mr. Andreas seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Mr. Andreas – Aye, and Ms. Trexler – Aye.

New Business:

5. Public Hearing – Case 21-37, 133 Dutton Road (Assessor’s Map K03-0009), Applicants and Owners Noah Stern Webber and Ronni Reich, seek a Certificate of Appropriateness to install new roofing and repaint the dwelling unit and garage

Noah Weber and Ronni Reich were in attendance to discuss the application with the Historic Districts Commission.

Mr. Weber displayed some pictures of the current paint situation on the dwelling unit and garage, and discussed the proposed new colors.

Mr. Taylor made a motion to approve the Certificate of Appropriateness application for 133 Dutton Road as submitted with the following conditions:

- All repairs shall be in wood.
- The color of the body of the house shall be Behr Antique White with the option to leave the garage door color as it is currently.
- The color of the trim shall be Behr Dynasty Pure Black with the option to use it on the garage door lathe strips.

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

6. Public Hearing – Case 21-38, 18 Hudson Road (Assessor’s Map H09-0067), Applicants and Owners Matthew Jennings and Kathleen Duffy, seek a Certificate of Appropriateness to approve the installation of a Historic Marker on the dwelling unit

Matthew Jennings was in attendance to discuss the application with the Historic Districts Commission. He described the proposed Historic Marker sign and his preference for different locations of it on the dwelling unit.

Mr. Taylor made a motion to approve the Certificate of Appropriateness application for 18 Hudson Road to locate the Historic Marker sign in position # 1 between the first and second stories, on the right-hand side of the dwelling unit as you face the house from Hudson Road. Mr. Andreas seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Mr. Andreas – Aye, and Ms. Trexler – Aye.

Other Business:

Historic Districts Design Guidelines Community Preservation Act Funding Application

Ms. Trexler noted the Community Preservation Committee had raised the following questions regarding the Historic Districts Design Guidelines Community Preservation Act Funding Application:

- Please provide copies of the Fall River, MA and Falmouth, MA design guidelines which are referenced in the application materials.
- Are there intentions to apply for a Massachusetts Historical Commission reimbursement grant for this project?
- Please describe some of the challenges that are currently being dealt with due to the current Historic District Design Guidelines. Why are the current design guidelines not working or insufficient?

After some discussion, Ms. Trexler stated she would submit a letter of intent to the Community Preservation Committee which would indicate the Historic Districts Commission would seek a reimbursement grant from the Massachusetts Historical Commission.

Approval of Minutes from October 7, 2021

Mr. Taylor made a motion to approve the minutes from October 7, 2021. Mr. Andreas seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Mr. Andreas – Aye, and Ms. Trexler – Aye.

Administrative Report/Update

There were no topics discussed under this item.

At 8:57 PM, Mr. Taylor made a motion to adjourn the meeting. Mr. Andreas seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Mr. Andreas – Aye, and Ms. Trexler – Aye.