



Town of Sudbury

Historic Districts Commission

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MINUTES

DECEMBER 2, 2021 AT 7:30 PM

VIRTUAL MEETING

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

Members Absent: Vice Chair Susanna Finn

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.

New Business:

2022 Meeting Schedule

Mr. Taylor made a motion to approve the 2022 Meeting Schedule as presented. Mr. Shah seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Mr. Andreas – Aye, Mr. Shah – 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

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 January 6, 2021. Mr. Andreas seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Mr. Andreas – Aye, Mr. Shah- 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.

Some changes were made to the original plans with the assistance of Anuh Shah.

There was a discussion about the changes and why they were made.

Mr. Andreas made a motion to approve the Certificate of Appropriateness application for 236 Concord Road with the following conditions:

- A corner board shall be added under the roof rail on the north addition.
- On the side deck, the spacing of the pickets shall be two inches and the posts shall be six inches by six inches.
- The roof eave and rake trim on the elevator shaft addition shall match exactly the eave and rake trim on the existing main house.
- The window muntins shall be 5/8" putty glazed profile simulated divided light.

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

New Business:

3. Public Hearing – Case 21-40, 7 King Philip Road (Assessor’s Map K09-0041), Applicant and Owner Ben Maiden seeks a Certificate of Appropriateness to approve modifications to doors and windows required in Certificate of Appropriateness 20-39.

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

Ben Maiden was in attendance to discuss the application with the Historic Districts Commission.

There was some miscommunication from the previous meeting as to what was approved.

Some of the changes were favored over the original design.

Mr. Taylor made a motion to approve the Certificate of Appropriateness application for 7 King Philip Road. Mr. Shah seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Mr. Andreas – Aye, Mr. Shah – Aye, and Ms. Trexler – Aye.

4. Public Hearing – Case 21-41, 18 Concord Road (Assessor’s Map K09-0025), Applicant and Owner Alexander M. Gottfried, Jr. seeks a Certificate of Appropriateness to approve the installation of a Historic Marker on the dwelling unit.

Alex Gottfried was in attendance to discuss the application with the Historic Districts Commission.

Mr. Taylor made a motion to approve the Certificate of Appropriateness application for 18 Concord Road. Mr. Andreas seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Mr. Andreas – Aye, Mr. Shah – Aye, and Ms. Trexler – Aye.

5. Public Hearing – Case 21-42, 11 Candy Hill Lane (Assessor’s Map G09-0009), Applicant and Owner John Cecere seeks a Certificate of Appropriateness to construct a pool house and fence.

John Cecere was in attendance to discuss the application with the Historic Districts Commission.

The pool house will match the addition that is being constructed.

There are remnants of a greenhouse, it is intended for that to be reconstructed.

The fence materials and placement was discussed.

Mr. Andreas made a motion to approve the Certificate of Appropriateness application for 11 Candy Hill Lane with the following conditions:

- Veneer stone shall be used on the foundation of the pool house.
- The roof of the pool house shall be either copper or metal to match the barn roof.
- The basement hatch of the pool house shall match the barn roof color.

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

Old Business:

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

Mr. Taylor made a motion to accept the request to withdraw without prejudice the Certificate of Appropriateness application for 18 Hudson Road. Mr. Andreas seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Mr. Andreas – Aye, Mr. Shah – Abstain, and Ms. Trexler – Aye.

Other Business:

Approval of Minutes from November 4, 2021

Mr. Taylor made a motion to approve the minutes from November 4, 2021. Mr. Andreas seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Mr. Andreas – Aye, Mr. Shah – Abstain and Ms. Trexler – Aye.

Approval of Minutes from November 16, 2021

Mr. Taylor made a motion to approve the minutes from November 16, 2021. Mr. Shah seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Mr. Andreas – Abstain, Mr. Shah- Aye and Ms. Trexler – Aye.

Administrative Report/Update

There were no topics discussed under this item.

At 8:55 PM, Mr. Taylor made a motion to adjourn the meeting. Mr. Andreas seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Ms. Finn- Aye, Mr. Andreas – Aye, Mr. Shah- Aye and Ms. Trexler – Aye.