



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

APRIL 7, 2022 AT 7:30 PM

VIRTUAL MEETING

Members Present: Chair Fred Taylor, Vice Chair Susanna Finn, Chris Hagger, and Taryn Trexler

Members Absent: 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 7:30 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

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. Taylor briefly spoke of what had happened with the application to date. He indicated some members of the Wayside Inn Foundation Board of Trustees had suggested a different design for the bridge which the Historic Districts Commission then discussed.

There was also discussion regarding what type of stone veneer would be used for the bridge.

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 May 5, 2022. Ms. Finn seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Ms. Finn – Aye, Mr. Hagger – Aye, and Ms. Trexler – Aye.

2. CONTINUED Public Hearing – Case 22-4, 15 Curtiss Circle (Assessor’s Map J04-0344), Applicant Jaime Morin and Owner Steven Meshon seek a Certificate of Appropriateness to replace four (4) windows

Bruce Peck was in attendance to discuss the application with the Historic Districts Commission. There was some confusion regarding if the windows had already been installed and/or if a Building Permit had been issued to install the windows.

Mr. Hagger suggested Town staff reach out to the Building Department to gather information about what happened during the Building Permit application process.

Mr. Taylor made a motion to continue the public hearing for the 15 Curtiss Circle Certificate of Appropriateness application to the Historic Districts Commission meeting on May 5, 2022. Mr. Hagger seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Ms. Finn – Aye, Mr. Hagger – Aye, and Ms. Trexler – Aye.

3. CONTINUED Public Hearing – Case 22-6, 361 Boston Post Road (Assessor’s Map K08-0026), Applicant Todd Faber and Owner Old World Realty Corp. Trustee seek a Certificate of Appropriateness to replace windows, doors, siding, rotten trim, and handicap accessible ramp

Applicant Todd Faber, owner John Krinsky, and David Rees were in attendance to discuss the application with the Historic Districts Commission.

Mr. Faber indicated that after the last meeting, he had looked into the suggestions made by the Historic Districts Commission.

There was a discussion regarding the existing and proposed windows for the building.

Mr. Hagger stated he was in agreement that the Historic Districts Commission was approving the proposed windows based on the circa 1920 photo of this property, which had been modified from its original circa 1820 design with the bay window addition on the west side and the 2 over 2 windows. He asked the Applicant to seriously consider an exterior color(s) more appropriate to this circa 1920 period (rather than the proposed white), to maintain the original exterior building fabric including all trim found after removal of the vinyl siding, to restore all non-salvageable exterior trim including the eave returns, to purchase new windows to closely match the mutton width and the width of the window trim boards as seen in the circa 1920 photo, and to store the existing third floor attic windows in the attic after their removal.

Mr. Taylor made a motion to approve the Certificate of Appropriateness application for the windows at 361 Boston Post Road with the following conditions:

- The windows shall be Jeld-Wen all wood Simulated Divided Light in black with 7/8” putty glaze muntins.
- The window configuration for all windows shall be two-over-two except on the rear bay window which shall be two-over-one.
- The all wood sills shall be 1.25” thick (actual) with 2” ears.
- The casings shall be wood, 4.5” (actual) x 5/4”.

- The left two door openings shall be replaced by 60” windows with two-over-two panes and a 2.3125” horizontal grid bar placed midway.
- All windows shall fit the rough openings.
- The two attic windows shall be saved.

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

Mr. Taylor suggested conducting a site visit to determine outcomes for the remainder of the application for the building.

Mr. Faber indicated he would discuss possible colors for the building with the owner.

Mr. Taylor made a motion to continue the public hearing regarding the remaining items for the 361 Boston Post Road Certificate of Appropriateness application to the Historic Districts Commission meeting on May 5, 2022. Mr. Hagger seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Ms. Finn – Aye, Mr. Hagger – Aye, and Ms. Trexler – Aye.

New Business:

4. Public Hearing – Case 22-7, 182 Dutton Road (Assessor’s Map J03-0011), Applicants and Owners Kristen Ruby and Andrew Walsh seek a Certificate of Appropriateness to rebuild/repair two (2) chimneys, replace two (2) garage doors, install light fixtures, and restore light posts

Applicants and owners Kristen Ruby and Andrew Walsh were in attendance to discuss the application with the Historic Districts Commission.

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

- The work shall include a black chimney cap.
- Standard gray mortar shall be used for the brick work.
- The chimneys shall not be painted.

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

Other Business:

Discussion regarding Hosmer House Roof/Gutter Replacement Project

Mr. Hagger discussed the need for new gutters on the Hosmer House as part of the upcoming roof replacement project noting it would help to keep the items in the basement dry. He indicated

the gutters would need to be designed to accommodate increased rain events due to climate change.

Approval of Minutes from March 3, 2022

Mr. Taylor made a motion to approve the minutes from March 3, 2022. Mr. Hagger seconded the motion. Roll Call Vote: Mr. Taylor – Abstain, Ms. Finn – Aye, Mr. Hagger – Aye, and Ms. Trexler – Aye.

Administrative Report/Update

The members of the Historic Districts Commission discussed possibly changing the meeting start times from 7:30 PM to 7:00 PM, but no final determination was made.

At 11:57 PM, Mr. Taylor made a motion to adjourn the meeting. Mr. Hagger seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Ms. Finn – Aye, Mr. Hagger – Aye, and Ms. Trexler – Aye.