



# Town of Sudbury

## Historic Districts Commission

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### MINUTES

**MAY 5, 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 7:32 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**

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 June 2, 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 22-6, 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**

Mr. Taylor made a motion to continue the public hearing for the 361 Boston Post Road Certificate of Appropriateness application to the Historic Districts Commission meeting on June 2, 2022. Ms. Finn seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Ms. Finn – Aye, Mr. Hagger – Aye, and Ms. Trexler – Aye.

**3. CONTINUED Public Hearing – Case 22-4, 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 from Andersen Windows was in attendance to discuss the application with the Historic Districts Commission. He explained the technology behind the replacement windows.

Mr. Taylor asked to see the application for the Building Permit for the work. Mr. Duchesneau noted the Building Permit application for the project had been submitted, but the Building Department never issued a permit to allow the work to proceed because the project needed a Certificate of Appropriateness. Mr. Taylor also asked to see the documentation pertaining to the windows that had been installed.

Ms. Finn suggested the case be continued until the June 2, 2022 meeting when a representative for the homeowner could be in attendance.

Ms. Trexler made a motion to continue the public hearing for the 15 Curtiss Circle Certificate of Appropriateness application to the Historic Districts Commission meeting on June 2, 2022, and to request the Applicant/Owner submit the following materials prior to the June 2, 2022 meeting:

- Photos of the two (2) windows which have been installed on the front of the house.
- Photos of the previous windows which were replaced or similar windows elsewhere on the house which are representative of the two (2) windows which have been replaced.

Mr. Taylor 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 22-8, 116 Bent Road (Assessor’s Map J05-0323), Applicant and Owner Peter Tunncliffe seeks to amend Certificate of Appropriateness 22-1 to add a garage**

Applicant and Owner Peter Tunncliffe was in attendance to discuss the application with the Historic Districts Commission. He noted the original application (Case 22-1) had a tool room which had been approved, but now they were seeking approval to make the tool room into a garage. Mr. Tunncliffe presented revised drawings that represented where the changes would be occurring.

Mr. Taylor made a motion to approve the Certificate of Appropriateness application for 116 Bent Road as submitted. Mr. Hagger seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Ms. Finn – Aye, Mr. Hagger – Aye, and Ms. Trexler – Aye.

**5. Public Hearing – Case 22-9, 5 Southwest Circle (Assessor’s Map K04-0617), Applicant Nathan Doty and Owners Farshad Pezeshki and Azadeh Sajjadi seek a Certificate of Appropriateness to install a soake pool and patio extension**

Nathan Doty 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 5 Southwest Circle as submitted with the following conditions:

- The pool itself shall be flush with the ground.
- All pool equipment shall be below the height of the retaining wall.
- Should a fence be needed for the pool, the Applicant/Owner shall be required to return before the Historic Districts Commission to obtain approval.

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

**6. Public Hearing – Case 22-10, 925 Boston Post Road (Assessor’s Map L03-0004), Applicant G&B Home Improvement and Owners Melissa and John Green seek a Certificate of Appropriateness to replace three doors and entryways**

Cleomar Batista from G&B Home Improvement was in attendance to discuss the application with the Historic Districts Commission. He indicated the entryways would be replaced with doors with a side light and their color would be red.

There was a discussion regarding the doors and how much of the house was within the local historic district as it was split by the district boundary line. It was determined the front door to the dwelling unit was not located within the local historic district. The Historic Districts Commission asked the Applicant if the side door, within the local historic district, could have less glass area.

Mr. Taylor made a motion to continue the public hearing for the 925 Boston Post Road Certificate of Appropriateness application to the Historic Districts Commission meeting on June 2, 2022. Mr. Hagger seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Ms. Finn – Aye, Mr. Hagger – Aye, and Ms. Trexler – Aye.

**Other Business:**

**Discussion regarding Tiering Sudbury’s Historic Properties**

The discussion centered around classifying structures which the Historic Districts Commission had jurisdiction over. Mr. Taylor indicated he would prefer to potentially categorize homes by the same period.

Ms. Trexler stated she had previously been on a board in another community which had a tiering system. She recalled that if a house did not fall within a local historic district but it fit into one of the tiering classifications, it would be under the purview of the Historic Districts Commission in that community.

There was also a discussion regarding what made a house historic.

### **Approval of Minutes from April 7, 2022**

Mr. Taylor made a motion to approve the minutes from April 7, 2022 as amended. Mr. Hagger seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Ms. Finn – Aye, Mr. Hagger – Aye, and Ms. Trexler – Aye.

### **Election of Officers**

Mr. Taylor inquired if any members desired to serve in any of the officer roles and also stated he was happy to continue serving as Chair if preferred by the Historic Districts Commission.

Mr. Hagger made a motion to nominate Fred Taylor as Chair. Ms. Finn seconded the motion. Roll Call Vote: Mr. Taylor – Abstain, Ms. Finn – Aye, Mr. Hagger – Aye, and Ms. Trexler – Aye.

Mr. Taylor made a motion to nominate Susanna Finn as Vice Chair. Ms. Trexler seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Ms. Finn – Abstain, Mr. Hagger – Aye, and Ms. Trexler – Aye.

### **Administrative Report/Update**

Ms. Trexler noted Article 49, Historic Districts Commission Design Guidelines, from the 2022 Annual Town Meeting had passed.

Mr. Hagger stated the matter regarding the Town of Sudbury becoming a Certified Local Government was going before the Select Board at their meeting on May 17, 2022. He encouraged members of the Historic Districts Commission to attend the meeting to provide support for the request.

Mr. Duchesneau indicated Article 29, Amend the Process for Creating New Local Historic Districts, from the 2022 Annual Town Meeting had passed and he would be contacting the Select Board to petition the state legislature to seek the amendment to the Special Acts of 1963.

Mr. Hagger noted he would reach out to the new Combined Facilities Director regarding the repairs needed for the Hosmer House once the position had been filled.

At 9:45 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. Hagger – Aye, and Ms. Trexler – Aye.