



Town of Sudbury

Historic Districts Commission

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MINUTES

JUNE 2, 2022 AT 7:30 PM

VIRTUAL MEETING

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

Members Absent: None

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 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 July 7, 2022. Ms. Finn seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Ms. Finn – Aye, Mr. Hagger – Aye, Mr. Shah – Aye, 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

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 July 7, 2022. Mr. Shah seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Ms. Finn – Aye, Mr. Hagger – Aye, Mr. Shah – Aye, and Ms. Trexler – Aye.

3. CONTINUED 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

Applicant Cleomar Batista and owner Melissa Green were in attendance to discuss the application with the Historic Districts Commission.

Mr. Batista discussed the drawings and pictures which had been submitted since the last meeting.

There was then discussion regarding the doors and if removing the storm door would be sufficient.

Mr. Taylor made a motion to approve the Certificate of Appropriateness application for 925 Boston Post Road to paint the northern door, closer to Boston Post Road which is within the local historic district, a darker red color and to remove its storm door. Mr. Hagger seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Ms. Finn – Aye, Mr. Hagger – Aye, Mr. Shah – Abstain, and Ms. Trexler – Aye.

4. 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

Owners Steven Meshon and Nancy Meshon, and Bruce Peck and Jaime Morin from Andersen Windows were in attendance to discuss the application with the Historic Districts Commission.

Mr. Meshon discussed the pictures which had been submitted to identify which windows had already been replaced on the dwelling unit.

There was discussion regarding how a Building Permit had not been issued for the work and what windows had been replaced in the past.

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 July 7, 2022 provided the application regarding these two ground floor windows to the left of the front door is resolved before or at the Historic Districts Commission meeting on September 1, 2022, and, if it is not, the Historic Districts Commission will move to deny the Certificate of Appropriateness application. Ms. Trexler seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Ms. Finn – Aye, Mr. Hagger – Aye, Mr. Shah – Abstain, and Ms. Trexler – Aye.

5. Public Hearing – Case 22-11, 172 Peakham Road (Assessor’s Map J05-0325), Applicants and Owners Krista and Phelps T. Riley Jr. seek a Certificate of Appropriateness to convert a screened porch into a 3-season porch

Applicants and Owners Krista Riley and Phelps T. Riley, Jr. were in attendance to discuss the application with the Historic Districts Commission

Mr. Shah requested more visual materials to convey the proposal and also indicated he was not in favor of having vinyl windows.

Mr. Taylor made a motion to continue the public hearing for the 172 Peakham Road Certificate of Appropriateness application to the Historic Districts Commission meeting on July 7, 2022. Mr. Shah seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Ms. Finn – Aye, Mr. Hagger – Aye, Mr. Shah – Aye, and Ms. Trexler – Aye.

6. Public Hearing – Case 22-12, 116 Dutton Road (Assessor’s Map K03-0429), Applicant and Owner Robin Kapiloff seeks a Certificate of Appropriateness to replace the roof

Owner Joseph Morris was in attendance to discuss the application with the Historic Districts Commission. He described their proposal to replace the existing roof.

Mr. Taylor made a motion to approve the Certificate of Appropriateness application for 116 Dutton Road as submitted with the following condition:

- If any gutters or downspouts need to be replaced as part of the project, they shall be replaced in kind (like for like/one for one).

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

Other Business:

Discussion regarding the Town of Sudbury becoming a Certified Local Government

Mr. Hagger informed the Historic Districts Commission of the latest updates on the Certified Local Government application process. He noted the Select Board had approved the Town applying to become a Certified Local Government. Mr. Hagger also stated the application now needed to be completed for submission, but it would first need to be reviewed by the Historic Districts Commission and Historical Commission before it was submitted to the state.

Discussion regarding the Tiering Sudbury’s Historic Properties

Mr. Taylor identified pictures of some homes that would be in different tiers. He noted tiering a building would be based upon different standards.

Question regarding Recent Past Historic Districts Commission Membership Applicants and Need for Interviews for Associate Member Positions

The Historic Districts Commission discussed and agreed the previous Applicant for the Full Member position that had not been selected (Shervin Hawley) should be interviewed again should he decide to apply for one of the Associate Members positions.

Approval of Minutes from May 5, 2022

Mr. Taylor made a motion to approve the minutes from May 5, 2022 as amended. Mr. Hagger seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Ms. Finn – Aye, Mr. Hagger – Aye, Mr. Shah – Aye, and Ms. Trexler – Aye.

Administrative Report/Update

There were no topics discussed under this item.

At 10:06 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. Hagger – Aye, Mr. Shah – Aye, and Ms. Trexler – Aye.