



Town of Sudbury

Historic Districts Commission

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MINUTES

JULY 7, 2022 AT 7:30 PM

VIRTUAL MEETING

Members Present: Vice Chair Susanna Finn, Anuraj Shah, and Taryn Trexler

Members Absent: Chair Fred Taylor and Chris Hagger

Others Present: Director of Planning and Community Development Adam Duchesneau and Planning and Zoning Coordinator Beth Perry

Ms. Finn called the meeting to order at 7:31 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

Ms. Finn 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 August 4, 2022. Mr. Shah seconded the motion. Roll Call Vote: Ms. Finn – Aye, Mr. Shah – 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

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 provided a brief overview of the application process to date and the events which had unfolded. He then went through some proposed options which could be pursued to address the situation with the windows.

Mr. Shah offered his opinions and comments on different proposed window types and styles.

Ms. Finn made a motion to continue the public hearing for the 15 Curtiss Circle Certificate of Appropriateness application to the Historic Districts Commission meeting on August 4, 2022. Mr. Shah seconded the motion. Roll Call Vote: Ms. Finn – Aye, Mr. Shah – 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 was in attendance to discuss the application with the Historic Districts Commission. Mr. Faber indicated the approved windows were still on back order, but he was hoping he would have them on hand for installation later in the summer. He then presented the proposed colors for the siding and trim of the building, which were discussed by the members of the Historic Districts Commission.

Ms. Finn made a motion to approve the following paint colors for 361 Boston Post Road:

- California Paint Brattle Yellow (or equivalent formula) for the exterior siding.
- Benjamin Moore Monterey White for the trim.

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

Ms. Finn made a motion to continue the public hearing for all other outstanding matters for the 361 Boston Post Road Certificate of Appropriateness application to the Historic Districts Commission meeting on August 4, 2022. Mr. Shah seconded the motion. Roll Call Vote: Ms. Finn – Aye, Mr. Shah – Aye, and Ms. Trexler – Aye.

4. CONTINUED 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

Applicant and Owner Krista Riley was in attendance to discuss the application with the Historic Districts Commission. She provided an overview of the materials that would be used in the proposed modifications to the porch.

There was then discussion by the members of the Historic Districts Commission as to whether the proposed modifications would be visible from the public way.

Mr. Shah made a motion to approve the Certificate of Appropriateness application for 172 Peakham Road as submitted based upon the proposed changes being minimally visible from the public right of way. Ms. Trexler seconded the motion. Roll Call Vote: Ms. Finn – Aye, Mr. Shah – Aye, and Ms. Trexler – Aye.

New Business:

5. Public Hearing – Case 22-13, 173 Peakham Road (Assessor’s Map J05-0336), Applicants and Owners Pieter and Esther du Plessis seek a Certificate of Appropriateness to change paint colors on all aspects the dwelling unit

Ms. Finn made a motion to continue the public hearing for the 173 Peakham Road Certificate of Appropriateness application to the Historic Districts Commission meeting on August 4, 2022. Mr. Shah seconded the motion. Roll Call Vote: Ms. Finn – Aye, Mr. Shah – Aye, and Ms. Trexler – Aye.

6. Public Hearing – Case 22-14, 23 Massasoit Avenue (Assessor’s Map K09-0037), Applicant and Owner Mary Hurley seeks a Certificate of Appropriateness to install fencing

Applicant and Owner Mary Hurley was in attendance to discuss the application with the Historic Districts Commission.

Ms. Finn made a motion to approve the Certificate of Appropriateness application for 23 Massasoit Avenue as submitted. Mr. Shah seconded the motion. Roll Call Vote: Ms. Finn – Aye, Mr. Shah – Aye, and Ms. Trexler – Aye.

7. Public Hearing – Case 22-15, Boston Post Road near Station Road (Assessor’s Map K09-5000), Applicant Eversource Energy and Owner Massachusetts Bay Transportation Authority (MBTA) seek a Certificate of Appropriateness to remove railroad ties and rails, and install an underground electric transmission line and gravel access road

Attorney Barry Fogel, Michael Hager from Eversource, Brooke Kenline-Nyman from Eversource, and Vivian Kimball from VHB were in attendance to discuss the application with the Historic Districts Commission.

Mr. Hager explained the proposed project including the planned modifications to the rails and railroad ties.

Ms. Finn asked why the railroad ties could just not be replaced on top of the gravel. Mr. Hager indicated they could do that if it was warranted.

Diana Warren of 32 Old Framingham Road and Vice Chair of the Historical Commission, read a portion of the memo submitted by the Historical Commission that evening.

Rachel Goodrich of 10 Maple Avenue noted she also owned 4 Maple Avenue and was curious about the path’s slight move to the left. Mr. Hager explained the adjustment she was referencing.

Steve Greene of 36 Elaine Road indicated he was upset with the possibility that the tracks would not be preserved. He stated there was an old train car being stored within the Section Tool House and the existing rails were needed to periodically display its functionality.

Raymond Phillips of 40 Whispering Pine Road stated he felt strongly the tracks needed to remain in place.

Daniel DePompei of 35 Haynes Road stated the Massachusetts Bay Transportation Authority (MBTA) had never abandoned the rail right of way.

Ms. Finn indicated she would like to see a rendering of the proposed work.

Ms. Finn made a motion to continue the public hearing for the Boston Post Road near Station Road Certificate of Appropriateness application to the Historic Districts Commission meeting on August 4, 2022. Mr. Shah seconded the motion. Roll Call Vote: Ms. Finn – Aye, Mr. Shah – Aye, and Ms. Trexler – Aye.

Other Business:

New Historic Districts Commission Associate Member Applications and Interviews

James Hill was in attendance to provide an overview of himself and his interest in joining the Historic Districts Commission.

After some discussion, the members of the Historic Districts Commission decided to postpone making any decisions on Mr. Hill's application until a full complement of Historic Districts Commission members was in attendance.

Discussion regarding Edits and Approval of Certified Local Government Application

There were no topics discussed under this item.

Discussion regarding Meeting Date to Discuss Historic Districts Commission Priorities, and Consultant Responsibilities and Scope of Work for Updating the Historic Districts Commission Design Guidelines

It was noted these topics would likely be discussed at a special meeting on July 13, 2022 at 2:30 PM.

Approval of Minutes from June 2, 2022

Ms. Finn made a motion to approve the minutes from June 2, 2022. Mr. Shah seconded the motion. Roll Call Vote: Ms. Finn – Aye, Mr. Shah – Aye, and Ms. Trexler – Aye.

Administrative Report/Update

There were no topics discussed under this item.

At 10:56 PM, Ms. Finn made a motion to adjourn the meeting. Ms. Trexler seconded the motion. Roll Call Vote: Ms. Finn – Aye, Mr. Shah – Aye, and Ms. Trexler – Aye.