



Town of Sudbury

Historic Districts Commission

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MINUTES

SEPTEMBER 1, 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 7:32 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 October 6, 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 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. He briefly described what the condition of the siding was once the vinyl siding had been removed.

There was discussion regarding the windows that had been approved.

There was then discussion regarding the style of the returns and crowns on the building, and what should be implemented as part of the repairs to the building.

Mr. Faber presented proposals for various types of possible signage to gather feedback from the Historic Districts Commission.

The Historic Districts Commission was not supportive of the channel letter illumination or the halo lit lettering proposals.

Mr. Taylor made a motion to approve a Certificate of Appropriateness for 361 Boston Post Road for the following:

- Smooth cedar clapboard siding shall be installed with +/- 4 inch reveal and each of the courses shall align with the bottom of the sills and the top of the head casings of the windows.
- Corner boards shall be replaced on all sides to match existing corner board on the northwest corner of the building and shall be a minimum of 5.5 inches in width.
- For the trim underneath the gables, the flat trim shall be replaced and window trim notches added into it as needed.
- If the gutters are to be replaced, the crown moldings at the eaves shall be restored to original condition and half round gutters added.
- Existing trim and panels on the bay window to remain and be restored to original condition if needed.
- The flat trim to be replaced at the gables up to the shadow line and the flat trim on the eaves to be replaced at the shadow line.
- Columns to be replaced with Doric columns in a fiberglass or composite material to be field painted to match trim. Existing diameter to be round rather than fluted. Face of the column should align with the face of the frieze trim board above with capital projecting and deck skirt aligned with the face of the column base with decking projecting.
- It is recommended the shutters on the first floor in the front of the building be removed.

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

Other Business:

Mr. Taylor noted recent meetings had been running extremely late. After some discussion, it was agreed that Town staff would work closely with the Chair of the Historic Districts Commission to manage the future agendas for meetings to run as efficiently as possible, including potentially holding two meetings per month.

Discussion regarding Invitation for the Historic Districts Commission to Sign the Memorandum of Agreement between the U.S. Army Corps of Engineers and the Massachusetts Historical Commission concerning the Eversource Transmission Reliability and Mass Central Rail Trail Project

Mr. Hagger spoke about the pros and cons of signing the Memorandum of Agreement. He indicated if it was not signed, the Historic Districts Commission would not get a summary report.

Rebecca Cutting of 381 Maynard Road thought there was no reason not to sign the Memorandum of Agreement.

Diana Warren of 32 Old Framingham Road discussed the Memorandum of Agreement and who the three groups of signatories were. She also stated the Memorandum of Agreement did not say anything about the Historic Districts Commission as a consulting party, just a concurring party.

Nick Pernice of 255 Peakham Road voiced his opposition to the project.

Kevin LaHaise of 195 Horse Pond Road stated he never knew about the Section Tool House before this issue came up and was happy to know that history is being preserved for the future generations.

Mr. Shah made a motion for the Historic Districts Commission to sign the Memorandum of Agreement between the United States Army Corps of Engineers, the Massachusetts Historical Commission, Eversource Energy, and the Department of Conservation and Recreation. Ms. Trexler seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Ms. Finn – Aye, Mr. Hagger – Aye, Mr. Shah – Aye, and Ms. Trexler – Aye.

Discussion to Establish Historic Districts Commission Priorities for the Next Three Years

Mr. Hagger noted the list displayed many items that were related to Community Preservation Act categories.

Discussion to Determine Responsibilities for Community Preservation Act Grant Consultant to Update Guidelines

There were no topics discussed under this item.

Approval of Minutes from August 4, 2022 and August 24, 2022

Mr. Taylor made a motion to approve the minutes from August 4, 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.

Ms. Finn made a motion to approve the minutes from August 24, 2022 as amended. Mr. Hagger seconded the motion. Roll Call Vote: Mr. Taylor – Abstain, 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 10:23 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, Mr. Shah – Aye, and Ms. Trexler – Aye.