



Town of Sudbury

Historic Districts Commission

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MINUTES

OCTOBER 6, 2022 AT 7:30 PM

VIRTUAL MEETING

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

Members Absent: Vice Chair Susanna Finn and 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 November 3, 2022. Mr. Hagger seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Mr. Hagger – Aye, and Ms. Trexler – Aye.

New Business:

2. Public Hearing – Case 22-17, 21 Curtiss Circle (Assessor’s Map J04-0345), Applicant and Owner Scott Ovitt seeks a Certificate of Appropriateness to install a new shed

Applicant and Owner Scott Ovitt was in attendance to discuss the application with the Historic Districts Commission.

Mr. Taylor noted some members of the Historic Districts Commission had gone to see the subject property from the public way to confirm the proposed shed would be visible.

Mr. Hagger questioned the style of the proposed shingles that would be used.

There was discussion regarding the proposed windows to be used on the shed.

Mr. Taylor made a motion to approve a Certificate of Appropriateness for 21 Curtiss Circle with the following condition:

- The roof of the shed shall have dark gray architectural shingles to match, as closely as possible, the shingles on the existing house.

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

3. Public Hearing – Case 22-18, 4 Confidence Way (Assessor’s Map K09-0003), Applicant and Owner Marek Mizeracki seeks a Certificate of Appropriateness to change siding material

Applicants and Owners Marek and Magdalena Mizeracki were in attendance to discuss the application with the Historic Districts Commission.

Mr. Mizeracki indicated they would like to change the siding material that was previously approved by the Historic Districts Commission because of the cost.

There was discussion regarding other alternatives that might be possible for the siding.

Mr. Taylor made a motion to continue the public hearing for the 4 Confidence Way Certificate of Appropriateness application to the Historic Districts Commission meeting on November 3, 2022. Mr. Hagger seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Mr. Hagger – Aye, and Ms. Trexler – Aye.

4. Public Hearing – Case 22-19, 96 Bent Road (Assessor’s Map J05-0321), Applicant and Owner Matthew Maher seeks a Certificate of Appropriateness to replace windows

Applicant and Owner Matthew Maher was in attendance to discuss the application with the Historic Districts Commission.

There was discussion regarding repairing versus replacing the existing windows.

Mr. Taylor made a motion to approve a Certificate of Appropriateness for 96 Bent Road as submitted with the following conditions:

- All nine (9) front windows shall be Marvin Elevate Series Replacement SDL windows.
- The Applicant has the option of using the Marvin Elevate Series Replacement SDL windows on any or all of the other three (3) sides of the dwelling and, if not chosen, the windows shall be Marvin Essential Ultrex.
- The existing storm windows are approved to be removed.
- All windows shall be six over six and be white in color.

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

5. Public Hearing – Case 22-20, 49 Carriage Way (Assessor’s Map K04-0520), Applicants and Owners Roger Goudarzi and Nicola Downes seek a Certificate of Appropriateness to remove grids from windows and construct a firewood rack

Applicant and Owner Roger Goudarzi was in attendance to discuss the application with the Historic Districts Commission. He displayed photographs of the structure he was planning to use to stack his wood.

There was discussion regarding the construction of the proposed wood rack.

Mr. Taylor made a motion to continue the public hearing for the 49 Carriage Way Certificate of Appropriateness application to the Historic Districts Commission meeting on November 3, 2022. Mr. Hagger seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Mr. Hagger – Aye, and Ms. Trexler – Aye.

6. Public Hearing – Case 22-21, 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 the railing on a handicap accessible ramp

Applicant Todd Faber and Owner Jonathan Krinsky were in attendance to discuss the application with the Historic Districts Commission.

Mr. Krinsky discussed why he thought a change in the approved handicap ramp railing was necessary.

There was discussion regarding other possible alternatives for the railing.

Mr. Hagger made a motion to approve a Certificate of Appropriateness for 361 Boston Post Road for a railing with the following conditions:

- A composite railing not to exceed three inches in width that has a contoured or round top with a square inset underneath and is supported by a minimum of black composite square balusters no wider than 1.25 inches and supporting posts along the ramp to comply with ADA requirements.
- The color of the railings shall match the columns.
- The Applicant shall provide exact details of the railing design for review and approval by the Chair of the Historic Districts Commission and one additional member of the Historic Districts Commission.

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

Other Business:

Discussion regarding Hosmer House and Revolutionary War Cemetery Items

Mr. Hagger discussed a meeting with the Combined Facilities Director and the list which had been created of items that needed to be repaired or replaced at the Hosmer House. He noted there was a window on the first floor which needed to be replaced on the south side of the building.

Mr. Hagger also indicated that during a meeting with the Sudbury Historical Society, it was noted there were several soldiers buried within the Revolutionary War Cemetery without any markers. He noted a new kiosk would need to be constructed to accommodate the missing names.

Mr. Hagger discussed the main sign at the cemetery which needed be updated due to weather damage and inappropriate staking. He also stated the Maynard Wheeler Stone, which had been replaced, had cracks in it. Mr. Hagger noted the original stone was still at the cemetery and inquired as to what should be done with it.

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

There were no topics discussed under this item.

Continued Discussion of Historic Districts Commission Priorities

There were no topics discussed under this item.

Discussion regarding Preservation of Some Houses on Raynor Road

Mr. Taylor noted some of the homeowners in that area of the community have expressed an interest in being located within a local historic district.

General Updates

Mr. Taylor stated the process and criteria by which buildings are determined to be unsafe is being examined.

Mr. Taylor spoke about the roof of the Hosmer House and possibly acquiring Community Preservation Act funds for the project.

Mr. Taylor announced he would not be renewing the term of his position when it expired in January of 2023.

Approval of Minutes from September 1, 2022

Mr. Taylor made a motion to approve the minutes from September 1, 2022. Ms. Trexler seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Mr. Hagger – Aye, and Ms. Trexler – Aye.

Administrative Report/Update

There were no topics discussed under this item.

At 11:05 PM, Mr. Taylor made a motion to adjourn the meeting. Ms. Trexler seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Mr. Hagger – Aye, and Ms. Trexler – Aye.