



# Town of Sudbury

## Historic Districts Commission

Flynn Building  
278 Old Sudbury Road  
Sudbury, MA 01776  
978-639-3387  
Fax: 978-639-3314

HistoricDistricts@sudbury.ma.us

www.sudbury.ma.us/historicdistricts

### MINUTES

NOVEMBER 3, 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**

Department of Public Works Director Dan Nason and Scott Medeiros from Woodard & Curran were in attendance to discuss the application with the Historic Districts Commission.

There was a review and discussion regarding what elements and design had been decided up to this point in the public hearing process. There was then discussion regarding the height of the concrete decking for the new bridge.

The Historic Districts Commission indicated they wanted to see an elevation drawing of the bridge before they approved any final design.

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 December 1, 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 22-18, 4 Confidence Way (Assessor’s Map K09-0003), Applicant and Owner Marek Mizeracki seeks a Certificate of Appropriateness to change siding material**

Mr. Taylor made a motion to accept the Applicant's request to withdraw without prejudice the 4 Confidence Way Certificate of Appropriateness application. Ms. Trexler seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Ms. Finn – Abstain, Mr. Hagger – Aye, Mr. Shah – Abstain, and Ms. Trexler – Aye.

**3. CONTINUED 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**

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 December 1, 2022. Mr. Hagger seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Ms. Finn – Abstain, Mr. Hagger – Aye, Mr. Shah – Abstain, and Ms. Trexler – Aye.

**New Business:**

**4. Public Hearing – Case 22-22, 348 Boston Post Road (Assessor's Map K09-0030), Applicant Sign Logic and Owner RMB Corp seek a Certificate of Appropriateness to install new façade signage**

Applicant Paul Tucker was in attendance to discuss the application with the Historic Districts Commission.

There was discussion regarding the materials that were to be used for the signage. There was further discussion regarding the placement and size of the signage in terms of its location on the building.

Mr. Taylor asked the Applicant to review alternative placement locations for the signage before the next meeting.

Mr. Taylor made a motion to continue the public hearing for the 348 Boston Post Road Certificate of Appropriateness application to the Historic Districts Commission meeting on December 1, 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.

**5. Public Hearing – Case 22-23, 22 King Philip Road (Assessor's Map K09-0039), Applicants and Owners Jordan Wachs and Christine Avena seek a Certificate of Appropriateness to install replacement sashes, sills, and windows**

Applicants and Owners Jordan Wachs and Christine Avena were in attendance to discuss the application with the Historic Districts Commission.

There was discussion regarding which windows would be replaced, rebuilt, or moved to other locations of the house.

Mr. Wachs noted there was a lead issue with the current windows and this item needed to be addressed due to the young child in their family.

Mr. Hagger made a motion to approve a Certificate of Appropriateness for 22 King Philip Road due to the specific and unique circumstances of the application which touched upon hardship issues, and to approve the application with the following conditions for the owner of the subject property:

- Permit, on a temporary basis, the installation of the Jeld-Wen windows as presented in the application for the eight (8) windows on the northwest facade of the single-family dwelling.
- For the safe keeping of all existing windows which are being removed at the property, they shall be kept on the premises, and they shall all be numbered and categorized from the windows which they came out of, and they shall be documented if they are going to be used in another location.
- All existing jams and exterior trim shall remain intact as the temporary replacement windows are installed.
- All windows which are being removed shall be labeled to reference the locations from which they were removed on the house.
- The Applicant/Owner shall take photographs of the northwest façade, and each of the individual eight (8) windows and interior shots. The photographs shall be taken before removal of the windows and submitted to the Historic Districts Commission by December 1, 2022.
- The window modifications are temporary replacements and the Applicant/Owner shall return to the Historic Districts Commission before November 1, 2024 to discuss a permanent solution for the replacement of the windows in these eight (8) locations, which could include the restoration of the windows which are to be removed and saved.

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

**6. Public Hearing – Case 22-24, 6 Brimstone Lane (Assessor’s Map K04-0018), Applicant John Prunier and Owners Jasmin and Steven Micucci seek a Certificate of Appropriateness to replace doors and windows**

Applicant John Prunier and Owner Steven Micucci were in attendance to discuss the application with the Historic Districts Commission.

Mr. Prunier indicated some of the windows in various locations on the house had been replaced as part of a Building Permit from several years ago.

Some members of the Historic Districts Commission felt the architecture of the house did not merit being held to the standards of the Historic Districts Commission’s Guidelines.

Mr. Taylor stated he wanted residents to know the reason for the way he was going to vote. He indicated this house and the adjacent houses were built after 1960, and were part of developments. Mr. Taylor noted, in his opinion, there was no good reason for them to be considered historic properties requiring preservation. He stated he did not believe changes to this house would affect the character of the historic house across Boston Post Road/Route 20. Mr. Taylor indicated the Historic Districts Commission was presently considering a bylaw change that would eliminate newer houses from its jurisdiction.

Mr. Hagger made a motion to approve a Certificate of Appropriateness for 6 Brimstone Lane due to the location of the property within the historic district, the fact the single-family dwelling is not facing Boston Post Road/Route 20, and since the majority of the properties on Brimstone Lane are outside of the historic district. Therefore, the Historic Districts Commission approves the proposed replacement windows as indicated in the application materials, but the material of the front door shall remain the same and be wood. Mr. Shah seconded the motion. Roll Call Vote: Mr. Taylor – No, Ms. Finn – Aye, Mr. Hagger – Aye, Mr. Shah – No, and Ms. Trexler – Aye.

At this time Ms. Finn left the meeting.

### **7. Public Hearing – Case 22-25, 182 Dutton Road (Assessor’s Map J03-0011), Applicants and Owners Kristen Ruby and Andrew Walsh seek a Certificate of Appropriateness to replace windows and a door**

Applicants and Owners Kristen Ruby and Andrew Walsh were in attendance to discuss the application with the Historic Districts Commission.

There was discussion regarding the windows which needed to be replaced on the dwelling unit.

Mr. Taylor made a motion to continue the public hearing for the 182 Dutton Road Certificate of Appropriateness application to the Historic Districts Commission meeting on December 1, 2022. Mr. Hagger seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Ms. Finn – Absent, Mr. Hagger – Aye, Mr. Shah – Aye, and Ms. Trexler – Aye.

### **Other Business:**

#### **Discussion regarding Historical Commission’s Community Preservation Act Funding Request Application for an Indigenous Cultural Landscape Study**

Historical Commission member Kathryn McGrath was in attendance to discuss the matter with the Historic Districts Commission. She described the proposed work which would be conducted if Community Preservation Act funding was awarded to the application and indicated she was seeking a letter of support from the Historic Districts Commission.

Mr. Taylor made a motion for the Historic Districts Commission to provide a letter of support for the Indigenous Cultural Landscape Study Community Preservation Act Funding Application. Mr. Hagger seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Ms. Finn – Absent, Mr. Hagger – Aye, Mr. Shah – Aye, and Ms. Trexler – Aye.

### **Continued Discussion of Historic Districts Commission Priorities**

There were no topics discussed under this item.

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

There were no topics discussed under this item.

### **2023 Meeting Schedule**

Mr. Taylor made a motion to approve the 2023 Meeting Schedule as presented. Mr. Shah seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Ms. Finn – Absent, Mr. Hagger – Aye, Mr. Shah – Aye, and Ms. Trexler – Aye.

### **Approval of Minutes from October 6, 2022**

Mr. Taylor made a motion to approve the minutes from October 6, 2022. Ms. Trexler seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Ms. Finn – Absent, Mr. Hagger – Aye, Mr. Shah – Aye, and Ms. Trexler – Aye.

### **Administrative Report/Update**

There were no topics discussed under this item.

At 12:27 AM on November 4, 2022, Mr. Taylor made a motion to adjourn the meeting. Mr. Shah seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Ms. Finn – Absent, Mr. Hagger – Aye, Mr. Shah – Aye, and Ms. Trexler – Aye.