



# Town of Sudbury

## Historic Districts Commission

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### MINUTES

DECEMBER 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:

#### **2. 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**

Applicant and Owner Roger Goudarzi and Attorney Joshua Fox were in attendance to discuss the application with the Historic Districts Commission.

Mr. Goudarzi indicated the structure for the wood was being taken down.

Mr. Fox spoke regarding the window grids being removed to clean and repair the windows. He noted they would be replaced once that work had been completed.

Mr. Shah offered his opinion regarding the window grids and stated he did not feel they were necessary.

Mr. Hagger stated he had driven along the street and did not see any other windows along the road without their grids. He noted the windows on the subject house without their grids looked out of place.

At this time, Ms. Trexler arrived at the meeting.

Thomas Dolsak of 48 Carriage Way commented on the window grids not being within all of the windows and noted there was not any consistency among the windows.

Mr. Shah made a motion to accept the Applicant's request to withdraw without prejudice the 49 Carriage Way Certificate of Appropriateness application. Mr. Taylor seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Ms. Finn – Aye, Mr. Hagger – Aye, Mr. Shah – Aye, and Ms. Trexler – Abstain.

**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**

Scott Medeiros from Woodard & Curran was in attendance to discuss the application with the Historic Districts Commission.

There was discussion regarding the photo rendering of the proposed bridge and the details of the proposed stone veneer for the sides of the bridge.

Mr. Taylor made a motion to approve a Certificate of Appropriateness for the bridge at 47, 72, & 131 Wayside Inn Road with the following conditions:

- The guard rail posts shall be metal and brown in color.
- The rails shall be MassDOT compliant steel backed wood, stained brown.
- The bridge parapet walls and top shall be veneered with whole field stone in +/- 12 inches to mimic the surrounding stone walls.
- The concrete slabs supporting the bridge shall be covered with a granite veneer, cut and assembled to mimic granite slabs so that the distance from top of road to bottom of structural concrete slab is divided by two with the bottom row veneered in one single slab and the upper row veneered in three equal units.
- All stone finishes shall have an aged finish to be reviewed and approved by the Historic Districts Commission at a future meeting.

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

**3. CONTINUED 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 of Sign Logic was in attendance to discuss the application with the Historic Districts Commission. He presented a different proposed sign per the feedback received from the Historic Districts Commission at an earlier meeting.

There was then further discussion regarding the placement and size of the proposed sign as it related to the building.

Mr. Taylor made a motion to approve a Certificate of Appropriateness for signage at 348 Boston Post Road with the following conditions:

- The sign shall be PVC board with a painted background as shown in the application materials and shall have metallic gold lettering.
- The sign shall be 30 inches in height and 4 feet in width.
- The sign shall hang from the drop beam on the porch to the right of the center post.
- The sign shall be hung with wrought iron hardware.

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

**4. \*\*\*Application will be Withdrawn Without Prejudice\*\*\***

**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**

Mr. Taylor made a motion to accept the Applicant’s request to withdraw without prejudice the 182 Dutton Road Certificate of Appropriateness application. Mr. Shah seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Ms. Finn – Abstain, Mr. Hagger – Aye, Mr. Shah – Aye, and Ms. Trexler – Aye.

**New Business:**

**5. Public Hearing – Case 22-26, 361 Boston Post Road (Assessor’s Map K08-0026), Applicant Archer Signs c/o Bryan Vasser and Owner Old World Realty Corp. Trustee seek a Certificate of Appropriateness to replace existing signage and install new lighting**

Applicant Bryan Vasser of Archer Signs and Todd Faber were in attendance to discuss the application with the Historic Districts Commission.

There was extensive discussion regarding the sizes of the signs and their placement, as well as the proposed lighting for the signage.

Mr. Hagger noted that at 348 Boston Post Road, the Historic Districts Commission did not want a sign to be placed upon the clapboards, as opposed to this particular proposal where the Historic Districts Commission was considering signage on clapboards.

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

- Each of the three (3) façade signs shall be no more than 24 inches in height.
- The signage on the east side and front side of the building shall be aligned center of window to center of window.
- The signage on the west side of the building shall be aligned with the outer edge of the window trim.

- All three (3) signs shall have flush painted letters.
- All three (3) signs shall have ¾” x ¾” frames and 2.25 inches of overall depth including the frame.
- All three (3) signs shall be illuminated by black gooseneck lights. There shall be two lights for the front façade signage, two lights for the west side façade side, and two or three lights for the east side façade signage depending upon lighting needs.

Ms. Finn seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Ms. Finn – Aye, Mr. Hagger – No, Mr. Shah – Aye, and Ms. Trexler – Aye.

**6. Public Hearing – Case 22-27, 361 Boston Post Road (Assessor’s Map K08-0026), Applicant Todd Faber c/o William Raveis and Owner Old World Realty Corp. Trustee seek a Certificate of Appropriateness to install an ADA compliant railing system and a historical house marker**

Todd Faber was in attendance to discuss the application with the Historic Districts Commission. He indicated the Building Code required the railing for the handicap accessible ramp to be designed in a certain way. Mr. Faber also noted that due to the height and width of the front porch, a railing was not required for that area. He confirmed a railing was only required for the handicap accessible ramp.

Mr. Taylor made a motion to approve a Certificate of Appropriateness for the railing at 361 Boston Post Road as submitted. Mr. Shah seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Ms. Finn – Aye, Mr. Hagger – Aye, Mr. Shah – Aye, and Ms. Trexler – Aye.

There was then a conversation with Mr. Faber regarding the progress of the work that had been completed thus far at 361 Boston Post Road.

**Other Business:**

**New Historic Districts Commission Member Applications and Interviews**

Jordan Wachs was in attendance to discuss his membership application with the Historic Districts Commission.

Mr. Shah presented Mr. Wachs with different images of historic buildings and inquired as to his opinion about them. The other members of the Historic Districts Commission asked Mr. Wachs a variety of questions.

Mr. Taylor made a motion to recommend to the Select Board that Jordan Wachs be appointed as a full member of the Historic Districts Commission. Mr. Shah seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Ms. Finn – Aye, Mr. Hagger – Aye, Mr. Shah – Aye, and Ms. Trexler – Aye.

**New Business:**

**6. Public Hearing – Case 22-27, 361 Boston Post Road (Assessor’s Map K08-0026), Applicant Todd Faber c/o William Raveis and Owner Old World Realty Corp. Trustee seek a Certificate of Appropriateness to install an ADA compliant railing system and a historical house marker**

Mr. Taylor made a motion to approve a Certificate of Appropriateness for the location of the historic building marker at 361 Boston Post Road in Location #2 as listed in the application materials. 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:**

**Election of Officers**

Ms. Finn made a motion to nominate Ahnu Shah to serve as Chair of the Historic Districts Commission. Ms. Trexler seconded the motion. Roll Call Vote: Mr. Taylor – Abstain, Ms. Finn – Abstain, Mr. Hagger – Aye, Mr. Shah – Aye, and Ms. Trexler – Aye.

Mr. Hagger made a motion to nominate Taryn Trexler to serve as Vice Chair of the Historic Districts Commission. Mr. Shah seconded the motion. Roll Call Vote: Mr. Taylor – Abstain, Ms. Finn – Abstain, Mr. Hagger – Aye, Mr. Shah – Aye, and Ms. Trexler – Aye.

**Administrative Report/Update**

There was discussion regarding the tracking of long-term property conditions for Certificates of Appropriateness which have been awarded.

**Approval of Minutes from November 3, 2022**

Mr. Taylor made a motion to approve the minutes from November 3, 2022. Mr. Shah seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Ms. Finn – Abstain, Mr. Hagger – Aye, Mr. Shah – Aye, and Ms. Trexler – Aye.

At 11:31 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.