



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

MARCH 2, 2023 AT 7:30 PM

VIRTUAL MEETING

Members Present: Chair Anuraj Shah, Vice Chair Taryn Trexler, and Chris Hagger

Members Absent: Jordan Wachs

Others Present: Planning and Zoning Coordinator Beth Perry

Mr. Shah called the meeting to order at 7:32 PM.

New Business:

Public Hearing – Case 23-03, 49 Carriage Way (Assessor’s Map K04-0520), Applicant Boston Solar c/o Katherine Diamond and Owner Roger Goudarzi seek a Certificate of Appropriateness to install solar panels

Stefan Rosellini of Boston Solar and property owner Roger Goudarzi were in attendance to discuss the application with the Historic Districts Commission.

Mr. Shah noted there was not a Certificate of Appropriateness application or materials of any kind for the proposed shed.

Mr. Goudarzi stated it was difficult to come up with a plan for the proposed shed without some kind of approval for the solar array.

Ms. Trexler commented on the location of the ground mounted solar panels.

There was discussion regarding the proposed color of the solar panels. It was noted the equipment for the solar panels needed to be screened in some manner. The members of the Historic Districts Commission felt they could not approve the solar array without a clear understanding of the design of the proposed shed.

Ms. Trexler made a motion to continue the public hearing for the 49 Carriage Way Certificate of Appropriateness application to the Historic Districts Commission meeting on April 6, 2023. Mr. Hagger seconded the motion. Roll Call Vote: Mr. Shah – Aye, Ms. Trexler – Aye, and Mr. Hagger – Aye.

Public Hearing – Case 23-02, 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 remove, protect, and relocate a historic sign

Applicant Todd Faber was in attendance to discuss the application with the Historic Districts Commission. He noted he had spoken to Jennifer Doherty from the Massachusetts Historical Commission and she indicated these markers were now actually ownerless.

Mr. Hagger mentioned it was a marker placed by the state to recognize the tercentennial.

There was discussion regarding where to relocate the sign.

Mr. Hagger made a motion to approve the Certificate of Appropriateness for 361 Boston Post Road for the replacement of the state tercentennial sign in the vicinity of 361 Boston Post Road to the west side of the building, at the same distance as it was previously, facing north. Ms. Trexler seconded the motion. Roll Call Vote: Mr. Shah – Aye, Ms. Trexler – Aye, and Mr. Hagger – Aye.

Public Hearing – Case 23-04, 5 Concord Road (Assessor’s Map K08-0035), Applicant Ritsa Konstantinidis and Owner Sudbury Concord Holdings LLC c/o Antoine Abeddy seek a Certificate of Appropriateness to renovate an existing building including altering doors and windows, exterior painting, new lighting, and other items

Applicant Ritsa Konstantinidis and architect Michael Samara were in attendance to discuss the application with the Historic Districts Commission.

It was noted there was a need to expand the existing space without adding windows for security reasons.

There was discussion regarding the long stretch of the façade with no windows and how to possibly soften that look.

Mr. Shah made a motion to approve the Certificate of Appropriateness for 5 Concord Road with the following conditions:

- For paint color, the trim color shall be one click darker than proposed.
- On the east façade, the windows and doors proposed for removal shall be replaced with a pilaster to be added to the center of the span, between the gables. The pilaster shall match in dimensions and detail the pilaster to the left of that span.
- The pediment to the right shall be removed and the rake trim details shall be reconstructed to match the overall large gable, with the left pilaster matching in size and detail to the one on the left of the central span.
- In between the pilasters shall be three (3) stainless-steel trellises. The size of the trellises shall encompass the majority of the sided area (approximately 8 feet by 16 feet).
- The Applicant/Owner shall submit drawings and updated paint sample for the record.

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

New Historic Districts Commission Member Applications and Interviews

Griff Noble of 47 Concord Road was in attendance to discuss his application for membership to the Historic Districts Commission. He indicated he had moved to Sudbury for the historic nature of the community. Mr. Noble stated he had conducted several renovations to his residence in one of the local historic districts. As such, he noted he had experience with the Historic Districts Commission from a resident's standpoint and was now interested in viewing it from the perspective of the Historic Districts Commission.

The members of the Historic Districts Commission asked Mr. Noble a wide variety of questions.

Mr. Hagger recommended Mr. Noble be appointed as a Full Member due to his experience with the Historic Districts Commission as a resident in a local historic district. Ms. Trexler and Mr. Shah concurred with Mr. Hagger.

Ms. Trexler made a motion for the Historic Districts Commission to recommend to the Select Board Griff Noble be appointed as a Full Member and Peter Iovanella be appointed as an Associate Member. Mr. Hagger seconded the motion. Roll Call Vote: Mr. Shah – Aye, Ms. Trexler – Aye, and Mr. Hagger – Aye.

Discussion regarding Historic Districts Commission Design Guidelines

The members of the Historic Districts Commission decided to postpone discussion of this item until their meeting on May 4, 2023.

Approval of Minutes from February 2, 2023

Mr. Hagger made a motion to approve the minutes from February 2, 2023 as amended. Ms. Trexler seconded the motion. Roll Call Vote: Mr. Shah – Aye, Ms. Trexler – Aye, and Mr. Hagger – Aye.

Possible Future Agenda Items

There were no topics discussed under this item.

Administrative Report/Update

There were no topics discussed under this item.

At 10:23 PM, Mr. Hagger made a motion to adjourn the meeting. Ms. Trexler seconded the motion. Roll Call Vote: Mr. Shah – Aye, Ms. Trexler – Aye, and Mr. Hagger – Aye.