



Town of Sudbury

Historic Districts Commission

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MINUTES

APRIL 13, 2023 AT 7:30 PM

VIRTUAL MEETING

Members Present: Vice Chair Taryn Trexler, Chris Hagger, Associate Member Pete Iovanella, and Griff Noble

Members Absent: Chair Anuraj Shah and Jordan Wachs

Others Present: Director of Planning and Community Development Adam Duchesneau and Planning and Zoning Coordinator Beth Perry

Ms. Trexler called the meeting to order at 7:32 PM.

Ms. Trexler welcomed new Historic Districts Commission members Griff Noble, as a full member, and Pete Iovanella, as an associate member.

New Business:

1. Public Hearing – Case 23-05, 285 Concord Road (Assessor’s Map H09-0009), Applicants and Owners Ian Halbert and Jamie Burgoyne Halbert seek a Certificate of Appropriateness to install solar panels

AJ Reis of Future Energy Solar was in attendance to discuss the application with the Historic Districts Commission.

Mr. Hagger read from the Historic Districts Commission’s Design Guidelines regarding solar installations stating the Commission strongly supports energy conservation and has approved solar panels to this end. He then read the last line from that section stating the number of panels should be minimized if too many are detrimental to the building’s appearance. Based upon this, Mr. Hagger raised concerns with placing solar panels on the main roof at the front of the dwelling unit.

Mr. Noble and Mr. Iovanella questioned if the solar panels could be placed on the back side of the roof.

There was discussion regarding alternative scenarios to place the solar panels on various locations of the roof.

Ms. Trexler made a motion to continue the public hearing for the 285 Concord Road Certificate of Appropriateness application to the Historic Districts Commission meeting on May 4, 2023. Mr. Hagger seconded the motion. Roll Call Vote: Ms. Trexler – Aye, Mr. Hagger – Aye, Mr. Iovanella – Aye, and Mr. Noble – Aye.

4. Public Hearing – Case 23-08, 278 Old Sudbury Road (Assessor’s Map H09-0062), Applicant Sandra Duran, Combined Facilities Director, and Owner Town of Sudbury seek a Certificate of Appropriateness to install electric vehicle charging stations and associated infrastructure

Ms. Trexler made a motion to accept the Applicant’s request to withdraw without prejudice the 278 Old Sudbury Road Certificate of Appropriateness application. Mr. Hagger seconded the motion. Roll Call Vote: Ms. Trexler – Aye, Mr. Hagger – Aye, Mr. Iovanella – Aye, and Mr. Noble – Aye.

5. Public Hearing – Case 23-09, 75 Hudson Road (Assessor’s Map G08-0008), Applicant Sandra Duran, Combined Facilities Director, and Owner Town of Sudbury seek a Certificate of Appropriateness to install electric vehicle charging stations and associated infrastructure

Combined Facilities Director Sandra Duran and Patrick Mahoney from Guardian Energy Management Systems were in attendance to discuss the application with the Historic Districts Commission.

Mr. Mahoney provided an overview of what was being proposed, including the trenching location, where the charging stations would be placed, and what the charging stations would look like.

Ms. Trexler made a motion to approve the Certificate of Appropriateness for 75 Hudson Road as submitted. Mr. Hagger seconded the motion. Roll Call Vote: Ms. Trexler – Aye, Mr. Hagger – Aye, Mr. Iovanella – Aye, and Mr. Noble – Aye.

2. Public Hearing – Case 23-06, 111 Dutton Road (Assessor’s Map K03-0007), Applicants and Owners Gregory Wendel and Diane Siegel seek a Certificate of Appropriateness to replace roof shingles

Applicant and Owner Greg Wendel was in attendance to discuss the application with the Historic Districts Commission.

There was conversation regarding the shingle style that would be used as well as the proposed gutters and downspouts.

Mr. Hagger made a motion to approve the Certificate of Appropriateness for 111 Dutton Road with the following conditions:

- The shingle style can be changed to an architectural style.

- The color of the shingles shall be either Peppercorn, Estate Gray, or Williamsburg Gray.
- The color of each gutter and downspout shall match the existing trim color on the house.
- If the style/design of the gutters and downspouts is to be modified to accommodate climate change impacts, the details of the new specifications shall be provided to the Historic Districts Commission.

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

3. Public Hearing – Case 23-07, 48 Henry’s Mill Lane (Assessor’s Map K03-0404), Applicant Christopher Logan of Logan Construction and Owners Ethan and Lori Cash seek a Certificate of Appropriateness to construct a new screened porch

Owner Ethan Cash and his contractor were present to discuss the application with the Historic Districts Commission.

It was noted there was a deck which needed to be replaced and the desire was to replace it with a screened-in porch.

There was discussion regarding the sliding door.

Mr. Hagger inquired as to where the roof line for the proposed addition would align with the existing roof lines.

Ms. Trexler made a motion to approve the Certificate of Appropriateness for 48 Henry’s Mill Lane as submitted. Mr. Iovanella seconded the motion. Roll Call Vote: Ms. Trexler – Aye, Mr. Hagger – Aye, Mr. Iovanella – Aye, and Mr. Noble – Aye.

Other Business:

Review of Signal Mast Arm and Base Proposed for Peakham Road/Hudson Road Intersection

Mr. Duchesneau presented detail sheets for the proposed mast arm and base for the signalized crossing of the Bruce Freeman Rail Trail at the intersection at Hudson Road and Peakham Road. He displayed images of different styles (ornate versus simple) and finishes (gloss versus mat) that were discussed.

The Historic Districts Commission asked Mr. Duchesneau to relay the following comments to the Massachusetts Department of Transportation, and the contractors and consultants for the project:

- The form and style of the proposed mast arm, pole, and base should match the form and style of the existing mast arms, poles, and bases which already exist in the Town Center just to the east.
- The Historic Districts Commission greatly prefers the curved mast arm on page 6 of the attached PDF, which is similar to the mast arms already in the Town Center.
- The base proposed for the mast arm at the Hudson Road/Peakham Road intersection is very different than the bases already in use in the Town Center (please see the attached photo of a base from the Town Center). The existing bases have a simple flare.
- The Historic Districts Commission would greatly prefer to see a much simpler base which is more aligned with what is already in the Town Center.
- The mast arm, pole, and base should all have a matte black finish.

The Historic Districts Commission also asked Mr. Duchesneau to relay the above comments to the Massachusetts Department of Conservation and Recreation as they related to the Mass Central Rail Trail design.

Discussion regarding Historic Districts Commission Design Guidelines

Ms. Trexler indicated she wanted to send the Historic Districts Commission members the information she had at this point, as many of the Commissioners were new and that way they would be able to review what had been previously discussed. Ms. Trexler went on to add there had been a table of contents prepared for what the new design guidelines would include. Mr. Hagger requested the comments he had made regarding the Design Guidelines be passed along to the other members of the Historic Districts Commission.

Approval of Minutes from March 2, 2023

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

Possible Future Agenda Items

Mr. Hagger asked that the Railroad Section Tool House be placed on the next agenda for the Historic Districts Commission.

Administrative Report/Update

There were no topics discussed under this item.

At 9:32 PM, Ms. Trexler made a motion to adjourn the meeting. Mr. Hagger seconded the motion. Roll Call Vote: Ms. Trexler – Aye, Mr. Hagger – Aye, Mr. Iovanella – Aye, and Mr. Noble – Aye.