



Town of Sudbury

Historic Districts Commission

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MINUTES

July 6, 2023 AT 7:30 PM

VIRTUAL MEETING

Members Present: Chair Anuraj Shah, Vice Chair Taryn Trexler, Chris Hagger, Pete Iovanella, Griff Noble, and Jordan Wachs

Members Absent: none

Others Present: Planning and Zoning Coordinator Beth Perry

Mr. Shah called the meeting to order at 7:31 PM.

Old Business:

1. Public Hearing – Case 23-14, 29 Hudson Road, building #2 (Assessor’s Map H09-0002), Applicant Brigitte Steines and Owner 29 Hudson Roan, LLC seek a Certificate of Appropriateness to alter the exterior fire escape stairs and add a dormer over the exit door

Brigitte Steines, applicant, and Rob Nafie, Project Manager, were present to discuss this application with the Historic Districts Commission.

The fire escape was redesigned per the commissioner’s request. Brigitte and Rob explained the changes.

Mr. Shah agreed that it is minimally invasive compared to the previous design

Mr. Trexler inquired about gate at the base of the steps.

There was a discussion regarding the first tier of steps.

Mr. Shah made a motion to approve the public hearing for the 29 Hudson Road, Building #1 Certificate of Appropriateness application to the Historic Districts Commission meeting as submitted with the following conditions:

- The applicant will try to minimize the height of the most visible protruding stair by looking at where the decent begins.

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

New Business:

2. Public Hearing – Case 23-24, 29 Hudson Road, Building #1 (Assessor’s Map H09-0002), Applicant Brigitte Steins and 29 Hudson Road, LLC seek a Certificate of Appropriateness to renovate an existing building including fire escape, elevator, and including other associated items

Brigitte Steines, applicant, and Rob Nafie, Project Manager, were present to discuss this application with the Historic Districts Commission.

This building hasn’t been occupied in several years. It needs to be upgraded with a fire exit. It is also preferable to add an elevator to be ADA compliant.

Have to add ADA bathroom on the third floor a dormer would make that possible.

No windows because of the Fire rated fire escape need to be up to code
Windows would be added to the front and back to accommodate more light

Pete Iovanella joined the meeting at this time (8:02)

Mr. Shah suggested painting side rather than the brick. He did not like the look of the dormer, the elevator shaft did not need to meet the roof line.

Ms. Trexler agreed with Mr. Shah’s comments she feels the dormer could be longer and perhaps more windows

Mr. Hagger did not feel the dormer was the right style for this structure, he also asked how the bricks would be matched where the windows would be removed and replaced with doors.

There was a conversation about the dormer.

Mr. Shah made a motion to continue the public hearing for the **29 Hudson Road, Building #1** Certificate of Appropriateness application to the Historic Districts Commission meeting on until **August 3, 2023**. Mr. Wachs seconded the motion. Roll Call Vote: Mr. Shah – Aye, Ms. Trexler – Aye, Mr. Hagger – Aye, Mr. Noble-Aye and Mr. Wachs - Aye

3. Public Hearing – Case 23-16, 361 Boston Post Road (Assessor’s Map K08-0026), Applicant, Todd Faber seeks a Certificate of Appropriateness to seek approval for pre-installed steps and pavers.

Todd Faber, applicant was present to discuss the application with the Historic Districts Commission.

There was a mis understanding as to what was approved for the steps and pavers.

Mr. Shah made a motion to approve the certificate of Appropriateness for **361 Boston Post Road** as submitted. Ms. Trexler seconded the motion. Roll Call Vote: Mr. Shah – Aye, Ms. Trexler – Aye, Mr. Hagger – Aye, and Mr. Noble-Aye

4. Public Hearing – Case 23-17, 357 Boston Post Road (Assessor’s Map H09-0050), Applicant Richard Wilcox and Owner Phoenix U.M. LLC seek a Certificate of Appropriateness to replace signage.

Richard Wilcox, applicant was present to discuss the application with the Historic Districts Commission.

There was a discussion on how the sign would be mounted.

Mr. Shah made a motion to approve the Certificate of Appropriateness for 357 Boston Post Road as submitted with the following conditions:

- Sign to be no more than 6’4” wide and 2’ 0” tall; border to be raised black frame approximately ¾” face and 1.5” depth.
- Prefer mounting without bolts on the front; if not, paint bolts to blend with the sign or countersink bolts and filled in.

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

5. Public Hearing – Case 23-23, 451 Concord Road (Assessor’s Map G10-0003), Applicant Steven Kirby and Owner St. Elizabeth’s Church seek a Certificate of Appropriateness to paint rectory and garage

Steve Kirkby, Chair for buildings and Grounds, applicant was present to discuss the application with the Historic Districts Commission.

He would like to paint the buildings white and the doors black. Mr. Kirby displayed some photos for reference.

Chris Hagger recused himself as he is a member of the church.

Mr. Shah made a motion to approve the Certificate of Appropriateness for 451 Concord Road as submitted with the following conditions:

- the applicant considers a warm white such as one of the following Benjamin Moore colors: Dove White, China White, or Simply White.

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

6. Public Hearing – Case 23-18, 451 Concord Road (Assessor’s Map G10-0003), Applicant Mark Caguana and Owner St. Elizabeth’s Church seek a Certificate of Appropriateness to replace old shingles, fascia, and gutters

Mark Caguana, applicant was present to discuss the application with the Historic Districts Commission.

Chris Hagger recused himself as he is a member of the church.

Mr. Shah made a motion to approve the Certificate of Appropriateness for 451 Concord Road as submitted with the following conditions:

- roof shingles to be charcoal black
- pvc trim to be painted to match the body of the house

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

7. Public Hearing – Case 23-19, 1 Morse Road (Assessor’s Map G10-0002), Applicant Mark Caguana and Owner St. Elizabeth’s Church seek a Certificate of Appropriateness to repair shingles

Chris Hagger recused himself as he is a member of the church.

Mark Caguana, applicant was present to discuss the application with the Historic Districts Commission.

There is a need to replace and patch the existing roof with weather wood.

Mr. Shah made a motion to approve the Certificate of Appropriateness for 451 Concord Road as submitted. Ms. Trexler seconded the motion. Roll Call Vote: Mr. Shah – Aye, Ms. Trexler – Aye, Mr. Iovanella - Aye, Mr. Noble – Aye and Mr. Wachs – Aye.

8. *Application will be Withdrawn Without Prejudice*****

Public Hearing – Case 23-20, 84 Peakham Road (Assessor’s Map K04-0618), Applicant and Owner, Robert Greene seeks a Certificate of Appropriateness construct a new barn and arena

Mr. Shah made a motion to accept the Applicant’s request to withdraw without prejudice the 84 Peakham Road Certificate of Appropriateness application. Ms. Trexler seconded the motion. Roll Call Vote: Mr. Shah – Aye, Ms. Trexler – Aye, Mr. Hagger – Aye Mr. Iovanella, Mr. Noble – Aye and Mr. Wachs – Aye

9. Public Hearing – Case 23-21, 72 Wayside Inn Road (Assessor’s Map L03-0002), Applicant Historic Window & Door and Owner, Sean P. Cryts seek a Certificate of Appropriateness to construct replace windows, sills and jambs

Sean Crypts owner of Historic Window and Door, applicant was present to discuss the application with the Historic Districts Commission.

Mr. Crypts reviewed what windows and doors needed to be repaired/restored, shared a bit of the history behind some of the rooms where the windows and doors are located.

Everything being repaired or restored will be done with period glass and wood if possible.

Mr. Shah and the board appreciated the research and the intent of the restoration.

Mr. Shah made a motion to approve the Certificate of Appropriateness for 451 Concord Road as submitted with the following conditions:

- the glass in each window will be from the era of the original constructions
- the muntin size and style of each individual window will reflect the era of construction.
- recommend that where original materials can be salvaged will be reused
- replacements will be same type, size, style and detail

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

10. Public Hearing – Case 23-22, 41 Concord Road (Assessor’s Map K09-0001), Applicant and Owner Seth Hardy seeks a Certificate of Appropriateness to replace shingles and remove skylight

Mr. Noble recused himself as he is a direct abutter.

Mr. Iovanella left the meeting at this time

Seth Hardy, Applicant and owner was present to discuss the application with the Historic Districts Commission.

Mr. Shah made a motion to approve the Certificate of Appropriateness for 41 Concord Road as submitted. Ms. Trexler seconded the motion. Roll Call Vote: Mr. Shah – Aye, Ms. Trexler – Aye, Mr. Hagger- Aye and Mr. Wachs – Aye.

Other Business:

Approval of Minutes from May 4, 2023

Mr. Shah made a motion to approve the minutes from May 4, 2023 as amended. Ms. Trexler seconded the motion. Roll Call Vote: Mr. Shah – Aye, Ms. Trexler – Aye, Mr. Hagger – Aye, Mr. Noble – Aye and Mr. Wachs – Aye.

Approval of Minutes from May 11, 2023

Mr. Shah made a motion to approve the minutes from May 11, 2023 as amended. Ms. Trexler seconded the motion. Roll Call Vote: Mr. Shah – Aye, Ms. Trexler – Aye, Mr. Hagger – Aye, Mr. Noble – Aye and Mr. Wachs – Aye.

Approval of Minutes from June 1, 2023

Mr. Shah made a motion to approve the minutes from June 1, 2023. Ms. Trexler seconded the motion. Roll Call Vote: Mr. Shah – Aye, Ms. Trexler – Aye, Mr. Hagger – Aye, Mr. Noble – Aye and Mr. Wachs – Aye.

Possible Future Agenda Items

Administrative Report/Update

Ms. Perry will send an email to the Historic Districts Commission and the Historical Commission to find dates that may work for a joint meeting.

Ms. Perry noted there is no news on an applicant for the Director of Planning and Development position.

At 10:26 PM, Mr. Shah made a motion to adjourn the meeting. Ms. Trexler seconded the motion. Roll Call Vote: Mr. Shah – Aye, Ms. Trexler – Aye, Mr. Hagger – Aye, Mr. Noble – Aye and Mr. Wachs – Aye.