



# 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

September 7, 2023 AT 7:30 PM

### VIRTUAL MEETING

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

**Members Absent:** Vice Chair Taryn Trexler,

**Others Present:** Planning and Zoning Coordinator Beth Perry

Mr. Shah called the meeting to order at 7:37 PM.

#### Old Business:

**1. 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, Principal of Inkstone Architects, and Rob Nafie, Project Manager, were present to discuss this application with the Historic Districts Commission.

Altered plans per comments from the last meeting were reviewed. The canopy style over hang over the elevator door was updated, as well as the Dormer windows.

There was a discussion regarding the window placement for the dormers.

There was further discussion on what type of window replacement would be acceptable.

Mr. Shah made a motion to approve the footprint of the elevator shaft, the design of the fire escape stairs and the massing of the dormer for 29 Hudson Road, Building #1 as presented at the September 7, 2023 Historic Districts Commission meeting. Mr. Noble seconded the motion. Roll Call Vote: Mr. Shah – Aye, Mr. Hagger – Aye, Mr. Noble – Aye, and Mr. Wachs-Aye

Mr. Shah made a motion to continue the remaining design items for the 29 Hudson Road, Building #1 Certificate of Appropriateness application to the October 5, 2023 Historic

Districts Commission meeting. Mr. Hagger seconded the motion. Roll Call Vote: Mr. Shah – Aye, Mr. Hagger – Aye, Mr. Noble – Aye, and Mr. Wachs-Aye

**2. Public Hearing – Case 23-28, 84 Peakham Road (Assessor’s Map K04-0008), Applicant and Owner Robert Greene seeks a Certificate of Appropriateness to construct a 3-bedroom single family home with attached barn.**

Robert Greene Applicant and Owner was present to discuss the application with the Historic Districts Commission.

The updated drawings had been changed per the recommendations from the last meeting.

There was a discussion regarding the Cupola, window style and roofing materials.

Mr. Shah made a motion to approve the footprint for the **84 Peakham Road** Certificate of Appropriateness application as presented on September 7, 2023 Historic Districts Commission meeting. Mr. Wachs seconded the motion. Roll Call Vote: Mr. Shah – Aye, Mr. Hagger – Aye, Mr. Noble – Aye, and Mr. Wachs-Aye

Mr. Shah made a motion to continue the remaining items for the **84 Peakham Road** Certificate of Appropriateness application to the October 5, 2023 Historic Districts Commission meeting. Mr. Wachs seconded the motion. Roll Call Vote: Mr. Shah – Aye, Mr. Hagger – Aye, Mr. Noble – Aye, and Mr. Wachs-Aye

**New Business:**

**3. Public Hearing – Case 23-29, 51 Hudson Road (Assessor’s Map (G08-0009), Applicant, H&R Roofing and Owner William Mack, seek a Certificate of Appropriateness to replace a shingle roof.**

Robbie Smith, H & R Roofing was present to discuss the application with the Historic Districts Commission.

The current shingles and skylights on the residence need to be replaced.

There was a discussion confirming which rooves on the residence would be shingled.

Mr. Smith also talked about the skylight details.

Mr. Shah made a motion to approve the certificate of Appropriateness for **51 Hudson Road** as submitted including the Velux skylights in dark grey with matching flashing. Mr. Hagger seconded the motion. Roll Call Vote: Mr. Shah – Aye, Mr. Hagger – Aye, Mr. Iovanella – Aye, Mr. Noble - Aye, and Mr. Wachs - Aye

**4. Public Hearing – Case 23-30, 365 Boston Post Road (Assessor’s Map K08-0026), Applicant David Sparta, Signarama and Owner Old World Realty Corp., seek a Certificate of Appropriateness to install Two (2) signs.**

Applicant Dave Sparta, Representative for Signarama and Stephen Crowell, Owner of Signarama were present to discuss the application with the Historic Districts Commission.

The proposed signs were discussed.

There was a discussion regarding the light fixtures and type of lighting.

Mr. Shah made a motion to approve the certificate of Appropriateness for **365 Boston Post Road** as submitted regarding the sign(s) only. Any changes to the lighting will need additional approval. Mr. Hagger seconded the motion. Roll Call Vote: Mr. Shah – Aye, Mr. Hagger – Aye, Mr. Iovanella – Aye, Mr. Noble - Aye, and Mr. Wachs - Aye

**5. Public Hearing – Case 23-31, 84 Concord Road (Assessor’s Map J09-0009), Applicants and Owners Tom McGowan & Sherill Cline seek a Certificate of Appropriateness to install a Solar Array.**

Bill Ward, New England Clean Energy, was present to discuss the application with the Historic Districts Commission.

There was a discussion of Solar Panels in a Historic District and where placement may be acceptable.

Mr. Shah made a motion to approve the certificate of Appropriateness for **84 Concord Road** as submitted. Mr. Wachs seconded the motion. Roll Call Vote: Mr. Shah – Aye, Mr. Hagger – Aye, Mr. Iovanella – Aye, Mr. Noble - Aye, and Mr. Wachs - Aye

**Other Business:**

**Wayside Inn Historic District signage**

An email was received from Chris Durall noting that there were some Historic District signs missing.

Mr. Shah noted that there hasn’t been much movement on the Priority list of things the Commission has been wanting to do, and missing signs isn’t necessarily any more important the other items on the list.

It was noted that the Wayside Inn District is especially large, Mr. Hagger mentioned that the Historical Commission is about to embark on a study that would encompass the Wayside Inn Historic District. With the data that will be gathered there can be a discussion on the District.

### **Approval of Minutes from August 3, 2023**

Mr. Shah made a motion to approve the minutes from August 3, 2023. Mr. Hagger seconded the motion. Roll Call Vote: Mr. Shah – Aye, Mr. Hagger – Aye, Mr. Iovanella – Aye, Mr. Noble - Aye, and Mr. Wachs – Aye

### **Possible Future Agenda Items**

### **Administrative Report/Update**

At 10:07 PM, Mr. Shah made a motion to adjourn the meeting. Mr. Hagger seconded the motion. Roll Call Vote: Mr. Shah – Aye, Mr. Hagger – Aye, Mr. Iovanella – Aye, Mr. Noble - Aye, and Mr. Wachs - Aye