



# Town of Sudbury

## Historic Districts Commission

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### MINUTES

**October 5, 2023 AT 7:30 PM**

### VIRTUAL MEETING

**Members Present:** Chair Anuraj Shah, Vice Chair Taryn Trexler, Pete Iovanella, and Griff Noble

**Members Absent:** Chris Hagger and Jordan Wachs

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

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

Rob Nafie, Project Manager, Inkstone Architects was present to discuss this application with the Historic Districts Commission.

The revised plans were reviewed, the dormer size, window placement and elevator overhang were all updated per the commission’s request.

There was a discussion regarding window materials.

Mr. Shah made a motion to approve the application for 29 Hudson Road, Building #1 as presented at the October 5, 2023 Historic Districts Commission meeting with the following conditions:

- The dormer windows will be made narrower so that each of the simulated divided lights are proportional to the same height vs width as the windows on the first and second floor.
- The gutters to be added to the dormer and porches match in style and material to the existing gutter on the main roof; and all gutters be field painted to match the trim.

- The commission notes that the applicant does not have to update the existing windows to match the new windows being added, but it is the Commission's hope that they will do so.

Ms. Trexler seconded the motion. Roll Call Vote: Mr. Shah – Aye, Ms. Trexler -Aye, Mr. Noble – Aye and Mr. Iovanella - 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 dormers were presented and discussed.

Mr. Shah commented on the roof pitch on the house vs the arena.

There was a discussion regarding the added dormers.

Some suggestions that were made to the applicant:

Eliminate the dormer on the northwest side of the proposed residence (closer to Peakham Road)

incorporate the dormer into the roof of the barn and make it off-center to the residence portion.

look at the restored barn at 381 Maynard Road.

Mr. Shah made a motion to continue the remaining items for the **84 Peakham Road** Certificate of Appropriateness application to the November 2, 2023 Historic Districts Commission meeting. Mr. Iovanella seconded the motion. Roll Call Vote: Mr. Shah – Aye, Ms. Trexler -Aye, Mr. Noble – Aye, and Mr. Iovanella - Aye

**Other Business:**

**Approval of Minutes from September 7, 2023**

Mr. Shah made a motion to approve the minutes from September 7, 2023. Mr. Noble seconded the motion. Roll Call Vote: Mr. Shah – Aye, Ms. Trexler -Aye, Mr. Iovanella – Aye, and Mr. Noble - Aye

**Possible Future Agenda Items**

4 Confidence Way will be returning to the HDC for non-compliance

**Administrative Report/Update**

It was reported that a new Director of planning has ben hired and will start on October 16, 2023

At 8:22 PM, Mr. Shah made a motion to adjourn the meeting. Mr. Noble seconded the motion. Roll Call Vote: Mr. Shah – Aye, Ms. Trexler -Aye, Mr. Iovanella – Aye, and Mr. Noble - Aye