



# 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

**December 7, 2023 AT 7:30 PM**

### VIRTUAL MEETING

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

**Members Absent:**

**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 23-28, 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.**

Bob Greene was present to continue the discussions with the Historic Districts Commission.

The newest drawings show changes which the board was happy with.

The board is now looking for final plans for approval.

Next steps would be construction drawings with trim details, paint, etc.

Mr. Shah made a motion to continue the public hearing for 84 Peakham Road Certificate of Appropriateness application to the February 1, 2024 Historic Districts Commission meeting. Mr. Iovanella seconded the motion. Roll Call Vote: Mr. Shah – Aye, Ms. Trexler -Aye, Mr. Hagger – Aye, Mr. Noble – Aye, and Mr. Wachs -Aye

**2. Public Hearing – Case 23-32, 308 Concord Road (Assessor’s Map H09-0049), Applicants and Owners, Andrea & Todd Jewett, seek a Certificate of Appropriateness to convert an existing deck into a kitchen.**

Tim Svarczkoph from Platt Builders was present to discuss the application with the Historic Districts Commission.

The windows style was discussed. The current window muntin's in the kitchen are 5/8"

There was a discussion regarding the doors. The new door is to be all wood with no grids just clear open glass.

Mr. Shah made a motion to approve the public hearing for 308 Concord Road Certificate of Appropriateness application for the Pella Reserve windows as submitted with the following conditions:

- Windows are indeed all wood exterior Pella ILT with exterior and interior muntin's and spacer bar
- The muntin profile is 5/8" putty glazed on the exterior

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

Mr. Shah made a motion to approve the public hearing for 308 Concord Road Certificate of Appropriateness application for the Door as submitted.

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

#### **New Business:**

### **3. Public Hearing – Case 23-34, 4 Confidence Way (Assessor's Map K09-0003), Applicant and Owner Marek Mizeracki seek a Certificate of Appropriateness to approve a previously approved house with out of compliant elements.**

Marek Mizeracki was present to discuss this application with Commission.

The original Certificate of Appropriateness was approved with specific elements that were present in the approved application.

Ahnu Shah's opening comments; The items we are going to be review are not items that the Historic Districts Commission insisted on or proposed changes to from the original application - these are elements the applicant presented in the original drawings; the Historic District Commission made concessions that we don't normally make in allowing fiberglass windows because it is new construction and the applicant expressed budget concerns and the application presented simulated divided light windows and because fiberglass can be painted like wood (and unlike aluminum windows).

The Chair noted, that the Historic Districts Commission does not make decisions based on precedent, each application is looked at with fresh eyes. That is why it is important to come before Historic Districts Commission before making any changes.

The items that were out of compliance were discussed.

Front Door: It was suggested by the commission to return with multiple color choices

Mr. Shah made a motion to continue the public hearing for 4 Confidence Way Certificate of Appropriateness application regarding the Front Door to January 4, 2024 Historic Districts Commission meeting. Ms. Trexler seconded the motion. Roll Call Vote: Mr. Shah – Aye, Ms. Trexler -Aye, Mr. Hagger – Aye, Mr. Wachs– Aye and Mr. Iovanella - Aye

Deck: Applicant to return to discuss shielding under the deck stairs and cantilever with some sort of shielding or lattice (to be approved by HDC)

Mr. Shah made a motion to approve the public hearing for 4 Confidence Way Certificate of Appropriateness application for the Deck as submitted with the following conditions:

-Porch Balusters and rail to be field painted white to match the house and trim.

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

Front Porch:

Mr. Shah made a motion for the front porch entry trim details be redone to match exactly the drawings on File from the July 2021 Certificate of appropriateness for 4 Confidence Way. Ms. Trexler seconded the motion. Roll Call Vote: Mr. Shah – Aye, Ms. Trexler - Aye, Mr. Hagger – Aye, Mr. Wachs– Aye and Mr. Iovanella-Aye

Garage Trim:

Mr. Shah made a motion for the garage trim details be redone to match exactly the drawings on file for the July 2021 Certificate of appropriateness for 4 Confidence Way. Ms. Trexler seconded the motion. Roll Call Vote: Mr. Shah – Aye, Ms. Trexler -Aye, Mr. Hagger – Aye, Mr. Wachs– Aye and Mr. Iovanella-Aye

Gable Rakes/Gutters:

Mr. Shah made a motion for the gutter/gable rake detail be redone to match exactly the drawings on file for the July 2021 Certificate of appropriateness for 4 Confidence Way. Ms. Trexler seconded the motion. Roll Call Vote: Mr. Shah – Aye, Ms. Trexler -Aye, Mr. Hagger – Nay, Mr. Wachs– Nay and Mr. Iovanella-Aye

Front Steps:

Mr. Shah made a motion for the front steps remain as built for 4 Confidence Way. Ms. Trexler seconded the motion. Roll Call Vote: Mr. Shah – Aye, Ms. Trexler -Aye, Mr. Hagger – Aye, Mr. Wachs– Aye and Mr. Iovanella-Aye

Deck Doors (double and single)  
Deck Underside Treatment  
Deck Stair Direction  
Windows (all sides)  
Utility Box  
Mailbox

Mr. Shah made a motion to continue the public hearing for 4 Confidence Way Certificate of Appropriateness application regarding the Front Deck Doors (double and single), Deck Underside Treatment, Deck Stair Direction, Windows (all sides), Utility Box, Mailbox to January 4, 2024 Historic Districts Commission meeting. Ms. Trexler seconded the motion. Roll Call Vote: Mr. Shah – Aye, Ms. Trexler -Aye, Mr. Hagger – Aye, Mr. Wachs– Aye and Mr. Iovanella - Aye

**Other Business:**

**Approval of Minutes from November 2, 2023**

Mr. Shah made a motion to approve the minutes from November 2, 2023. Ms. Trexler seconded the motion. Roll Call Vote: Mr. Shah – Aye, Ms. Trexler -Aye, Mr. Noble – Aye and Mr. Wachs– Aye

**Possible Future Agenda Items**

**Administrative Report/Update**

At 10:00 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