



Town of Sudbury

Historic Districts Commission

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MINUTES

February 1, 2024 AT 7:30 PM

VIRTUAL MEETING

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

Members Absent: Griff Noble

Others Present: Director of Planning and Zoning, Adam Burney

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

Old Business:

CONTINUED 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.

Mr. Shah made a motion to immediately continue the public hearing for 84 Peakham Road to the March 7, 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

CONTINUED 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.

There were some questions brought up during the past meetings that were brought to Town Counsel. Is Confidence Way a private road and does the Historic Districts Commission have jurisdiction? It is a private way in that the town does not service the road. But otherwise Public.

Mr. Mizeracki was present and expressed how displeased with the current situation he is and how it has been handled. Mr. Shah went on to say that this situation is occurring because the initial Certificate of Appropriateness approvals were not followed properly or ignored.

The Elements that are still in discussion:

Doors: Stained Mahogany doors were approved, what was installed for the front door was something more splotchy so paint was suggested. The garage doors will be replaced with the originally approved mahogany door and stained per the original application. The front door wood species needs to be determined and stain samples need to be submitted for approval. It has also been requested of the applicant to come back with three paint samples if the stain sample does not match appropriately.

Mr. Shah made a motion to continue the public hearing for 4 Confidence Way Certificate of Appropriateness application regarding the Front Door to March 7, 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

Mailbox: The picture of the mailbox that was presented was acceptable to the commission.

Mr. Shah made a motion to approve the mailbox as submitted. Mr. Iovanella seconded the motion. Roll Call Vote: Mr. Shah – Aye, Ms. Trexler -Aye, Mr. Hagger – Aye, Mr. Wachs– Aye and Mr. Iovanella - Aye

Utility Box: The intent is for it to be screened with landscaping. It was also requested that it be painted to match the house.

Mr. Shah made a motion to approve the utility box with the following conditions:

- Utility box be painted the same color as the house
- plantings to be three blue princess hollies in a staggered arrangement as shown on the submitted plans.

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

Deck Doors: What was approved was a sliding door with no grids, what was installed was a double door with grids.

Mr. Shah made a motion to continue the discussion on the windows and patio doors to the March 7, 2024 Historic Districts Commission meeting. Mr. Hagger seconded the motion. Roll Call Vote: Mr. Shah – Aye, Ms. Trexler -Aye, Mr. Hagger – Aye, Mr. Wachs– Aye and Mr. Iovanella – Aye.

Under Deck treatment /Stairs: Were built with a 90 angle, with a large exposed opening under the stairs.

Mr. Mizeracki presented three mitigation options. They addressed the issues with the stairs but not with the deck.

Lattice installed in panels, was suggested. Measure drawings of lattice trimmed framework screening requested by the commission, landscape options are encouraged.

Mr. Shah made a motion to continue item #5 treatment of underside of deck stair and direction of stair to the March 7, 2024 Historic Districts Commission meeting. Mr. Hagger seconded the motion. Roll Call Vote: Mr. Shah – Aye, Ms. Trexler -Aye, Mr. Hagger – Aye, Mr. Wachs– Aye and Mr. Iovanella – Aye.

Windows (all sides) Mr. Mizeracki proposed changing the windows that face Concord Road, now that Confidence Way is a public way there would be more windows to change.

Adding grids that can be attached to the outside of the window would be the best option

Mr. Shah made a motion to continue the discussion on the windows and patio doors to the March 7, 2024 Historic Districts Commission meeting. Mr. Hagger seconded the motion. Roll Call Vote: Mr. Shah – Aye, Ms. Trexler -Aye, Mr. Hagger – Aye, Mr. Wachs– Aye and Mr. Iovanella – Aye.

New Business:

Public Hearing – Case 24-02, 29 Massasoit Avenue (Assessor’s Map K09-0411), Applicant, Richard Fallone and Owner, Marc Freiman, seek a Certificate of Appropriateness to install windows.

Marc Freiman, Owner was present to discuss the application with the Historic Districts Commission.

Mike Blomerth, Newpro reviewed the failing windows

This house is partially in a Historic District and not a historical home the Commissioners felt these windows would be appropriate.

Mr. Shah made a motion to approve the application for 29 Massasoit as submitted based on the following findings:

- The house is not historically Significant.
- The existing windows are a conglomerate of historical and non-historical windows.
- The house is only partially in a historic district and the majority of the alterations would be outside of the Historic District.
- The house resides at the edge of a historic district and the changes to the house will not be detrimental to the district.

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

Public Hearing – Case 24-03, 137 Dutton Road (Assessor’s Map J03-0010), Applicant, Maillet & Son, Inc. and Owner, James and Yukiyo DeLong, seek a Certificate of Appropriateness to build an addition.

Marcel Maillet, Applicant was present to discuss the application with the Historic Commission.

The addition would be on the back of the house, and not visible from the public way.

There was a question regarding where the windows that are to be replaced are located.

Mr. Shah made a motion to approve the application for 137 Dutton Road as submitted based on the following findings:

- The house is not historically significant.
- The house is set back far from the street and due to the elevation change, vegetation and location of the proposed alterations, any new work is minimally visible from a public way.

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

Public Hearing – Case 24-04, 311 Hudson Road (Assessor’s Map H09-0004), Applicant, Joy DiMaggio and Owner, Town of Sudbury, seek a Certificate of Appropriateness to two (2) 48” granite benches.

Joy DiMaggio. Applicant was present to discuss the application with the Historic Districts Commission.

The Thursday Garden Club maintains Grinnell park and wanted to donate these two benches, one to look at the Grinnell Park, and then one to look at the Blue Star Memorial.

There was a discussion regarding the engraving on the benches.

Mr. Shah made a motion to approve the application for 311 Hudson Road as submitted on January 4, 2024 with the following condition:

The engraving on the front face of the bench facing Grinnell Rock to be condensed to fit the space from inside of leg to inside of leg.

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 January 4, 2024

Mr. Shah made a motion to approve the minutes from January 4, 2024. Mr. Wachs seconded the motion. Roll Call Vote: Mr. Shah – Aye, Ms. Trexler -Aye, Mr. Hagger – Aye, Mr. Wachs– Aye and Mr. Iovanella - Aye

Vote to recommend Ahnu Shah for reappointment

Ms. Trexler made a motion to recommend reappointing Ahnu Shah for another term on the Historic Districts Commission. Mr. Hagger seconded the motion. Roll Call Vote: Mr. Shah – Abstain, Ms. Trexler -Aye, Mr. Hagger – Aye, Mr. Wachs– Aye and Mr. Iovanella - Aye

Possible Future Agenda Items

Nothing at this time.

Administrative Report/Update

Mr. Wachs and Ms. Trexler met to work on a mission statement for the Stewardship working group.

At 10:59 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 and Mr. Iovanella