



Town of Sudbury

Historic Districts Commission

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MINUTES

April 4, 2024 AT 7:30 PM

VIRTUAL MEETING

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

Members Absent: Jordan Wachs

Others Present: Planning and Zoning Coordinator, Beth Perry

Mr. Shah called the meeting to order at 7:30 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 stated that he had made some suggestions to Mr. Greene and the latest plans don’t necessarily reflect what was relayed. He suggested conditions written in a way that reflect the intent.

The updated submission appeared acceptable, Mr. Shah would like photos submitted from the barn company showing what they typically design.

Mr. Greene asked some clarifying questions.

Completed plans with specs are need to be sure what is being built is what was agreed upon.

Mr. Shah made a motion to continue the public hearing for 84 Peakham Road to the May 2, 2024 Historic Districts Commission meeting. Ms. Trexler seconded the motion. Roll Call Vote: Mr. Shah – Aye, Ms. Trexler -Aye, and Mr. Noble– 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.

Mr. Mizeracki was present to discuss the updated changes with the board.

Front Door: Has been stained the same color as the garage door.

There was a discussion regarding the stained door and that it still did not match the garage door.

Mr. Shah made a motion to approve the public hearing for 4 Confidence Way Certificate of Appropriateness application regarding the Front Door to be painted white. Mr. Hagger seconded the motion. Roll Call Vote: Mr. Shah – Aye, Ms. Trexler -Nay, Mr. Hagger – Aye and Mr. Iovanella - Aye

Under Deck/Stairs treatment: Mr. Mizeracki presented Traditional lattice panels painted white to hang from the support beams.

Mr. Shah made a motion to approve the deck paneling as presented on April 4, 2024 Historic Districts Commission meeting, with the following conditions:

- Traditional diagonal lattice with 4” bordering trim.
- Strongly suggest landscaping around lattice to soften the transition.

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

Windows: Mr. Mizeracki presented several options for grids. He had order one and installed it for visual purposes. There was question on how this was installed, how long it would last etc.

Mr. Mizeracki explained that the method he used was pins in the frame and glued to the glass.

Mr. Shah made a motion to continue the public hearing for 4 Confidence Way regarding the window grids to the May 2, 2024 Historic Districts Commission meeting. Ms. Trexler seconded the motion. Roll Call Vote: Mr. Shah – Aye, Ms. Trexler -Aye, Mr. Hagger - Aye, and Mr. Iovanella -Aye

CONTINUED Public Hearing – Case 24-06, 4 Confidence Way (Assessor’s Map K09-0003), Applicant and Owner Marek Mizeracki seeks a Certificate of Appropriateness to install 18 solar panels.

Mr. Mizeracki illustrated where the panels would be placed on the roof. He explained they would be black in color.

There was a conversation regarding alternate placement of the panels on the house so they would not be as visible from the street.

Mr. Shah made a motion to continue the public hearing for 4 Confidence Way regarding the solar panels to the May 2, 2024 Historic Districts Commission meeting. Ms. Trexler seconded the motion. Roll Call Vote: Mr. Shah – Aya, Ms. Trexler -Aye, Mr. Hagger - Aye, and Mr. Iovanella -Aye

New Business:

Public Hearing – Case 24-07, 402 Concord Road (Assessor’s Map G10-0215), Applicant Paul Mahoney, Mahoney Architects and Owner Jeff Pello, seek a Certificate of Appropriateness to build a first-floor addition.

Paul Mahoney, Mahoney Architects, Concord, Ma, architect and Jeff Pello, Owner were present to discuss the application with the commission.

The intent is to expand the house to create 1st floor bedroom suite and enlarge the second floor bedroom to make it more useable.

There was a discussion regarding roof lines and shingles.

The commission appreciated the completeness of the application.

Mr. Shah made a motion to approve the application for 402 Concord Road Certificate of Appropriateness as submitted with the following conditions:

- All trim details will match existing
- Windows will be wood, either Anderson Architect series or Anderson E series
- Simulated divided light with internal space bar.

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

Public Hearing – Case 24-08, 29 Hudson Road (Assessor’s Map H09-0002), Applicant Johnny Tang and Owner Stetson Management & Development, LLC, seek a Certificate of Appropriateness to install signage.

Mr. Shah made a motion to immediately continue the public hearing for 29 Hudson Road Certificate of Appropriateness to the May 2, 2024 Historic Districts Commission meeting. Ms. Trexler seconded the motion. Roll Call Vote: Mr. Shah – Aye, Ms. Trexler -Aye Mr. Hagger -Aye, Mr. Noble – Aye and Mr. Iovanella -Aye

Public Hearing – Case 24-09, 18 Hudson Road (Assessor’s Map H09-0067), Applicants and Owners Matthew Jennings and Kathleen Duffy, seek a Certificate of Appropriateness to replace siding and windows.

Matt Jennings applicant was present to discuss the application with the Historic Districts Commission.

There is a problem with water leaking in the windows. Mr. Jennings is aware of the preference of the commission is to repair but with some research it is not cost effective to go that way. He presented the replacement windows he would like to use.

There was a discussion regarding where the water maybe coming from in lieu of replacing the siding in the short term.

Mr. Jennings requested to withdraw without prejudice

Mr. Shah made a motion to accept the withdrawal without prejudice the application for 18 Hudson Road Certificate of Appropriateness. Mr. Hagger seconded the motion. Roll Call Vote: Mr. Shah – Aye, Ms. Trexler -Aye, Mr. Hagger -Aye, Mr. Noble – Aye and Mr. Iovanella – Aye

Public Hearing – Case 24-10, 62 Peakham Road (Assessor’s Map K04-0620), Applicants and Owners Seth and Noelle Gold seek a Certificate of Appropriateness to build a shed.

Seth Gold, Owner was present to discuss his application with the Historic Districts Commission.

Would like to add a shed at the base of the driveway to match the house as close as possible.

Mr. Shah made a motion to approve the application for 62 Peakham Road Certificate of Appropriateness as submitted with the following conditions:

- The siding and trim will match the house as close as possible

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

Public Hearing – Case 24-11, 47 Concord Road (Assessor’s Map K09-0002), Applicants and Owners Griff and Jess Noble, seek a Certificate of Appropriateness to add and replace gutters.

Mr. Shah made a motion to continue the application for 47 Concord Road Certificate of Appropriateness to the May 2, 2024 Historic Districts Commission meeting. Ms. Trexler seconded the motion. Roll Call Vote: Mr. Shah – Aye, Ms. Trexler -Aye, Mr. Hagger -Aye and Mr. Iovanella -Aye,

Approval of Minutes from February 1, 2024

Mr. Shah made a motion to approve the minutes from the February 1, 2024 Historic Districts Commission meeting. Ms. Trexler seconded the motion. Roll Call Vote: Mr. Shah – Aye, Ms. Trexler -Aye, Mr. Hagger – Aye, Mr. Noble– Aye and Mr. Iovanella -Aye

Approval of Minutes from March 7, 2024

Mr. Shah made a motion to approve the minutes as amended from March 7, 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. Iovanella – Aye

Possible Future Agenda Items

National Park Service-Substitute materials webinar

Administrative Report/Update

Nothing to report at this time.

At 10:34 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. Iovanella– Aye