



Town of Sudbury

Historic Districts Commission

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MINUTES

May 2, 2024 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:

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 June 6, 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, 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.

Mr. Mizeracki was present to show pictures of the windows with the grids installed as discussed at the last meeting.

There was a discussion if would be best way to adhere the grids.

Mr. Shah made a motion to approve the exterior grids to the windows as presented at the May 2, 2024 Historic Districts Commission meeting, with the following conditions:

-Grids will be installed on the south, north façade and every other location on he plans originally approved

- Grids will be installed with the dual lock system or directly glued to the glass.
- Product specs of the grids and product used to install will be presented to the Planning office.

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 applicant and Brian Cranston, Devlin Energy, was present to further discuss the application with the Historic Districts Commission.

The panel layout has been changed per the Commission’s request at the last meeting.

Mr. Shah made a motion to approve the application for 4 Confidence Way regarding the solar panels as presented on May 2, 2024 Historic Districts Commission meeting with the following conditions:

- Utility box #8 located inside garage
- Conduit from solar panels will be routed inside the house
- Switch box #7 will be painted to match house

Mr. Hagger seconded the motion. Roll Call Vote: Mr. Shah – Aya, Ms. Trexler -Aye, Mr. Hagger -Aye, Mr. Iovanella -Aye and Mr. Wachs - 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 June 6, 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, Mr. Wachs - 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.

Finn Noble was present to review the application on behalf of the applicant.

The request is to replace the wooden gutters with fiberglass to increase the capacity. Gutters will match the existing style and will be painted the same color, copper down spouts will be kept and adding new gutter to the barn.

Mr. Shah made a motion to approve the application for 47 Concord Road Certificate of Appropriateness as submitted. Ms. Trexler 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 24-12, 21 Henry’s Mill Lane (Assessor’s Map K03-0426), Christopher McConnell and Valentina Barboy (Applicant and Owner), seek a Certificate of Appropriateness to install fencing.

Valentina Barboy, applicant was present to discuss the application with the Historic Districts Commission,

The applicant has been in communication with the conservation commission, there is a concern with the conservation commission but they wanted the applicant to continue with the application at this meeting.

Pictures of the fence were displayed.

The Conservation commission noted that the fence would need to be elevated 6 inches.

There was a conversation regarding the exact location of the fence, the intent is that it will be hidden by the existing shrubs.

Mr. Shah made a motion to approve the application as submitted for 21 Henry’s Mill Lane Certificate of Appropriateness as presented to the May 2, 2024 Historic Districts Commission meeting. Mr. Wachs seconded the motion. Roll Call Vote: Mr. Shah – Aye, Ms. Trexler -Aye, Mr. Hagger -Aye, Mr. Noble - Aye and Mr. Wachs - Aye

Public Hearing – Case 24-13, 258 Dutton Road (Assessor’s Map J04-0008), Pete Iovanella, (Applicant and Owner), seek a Certificate of Appropriateness to remove and replace windows.

Janice Iovanella on behalf of the applicant, was present to discuss the application with the Commission. The desire is to remove one window in the dining room and replace it with three.

There was a discussion on what style options would be best.

Mr. Shah made a motion to approve the application as submitted for 258 Dutton Road Certificate of Appropriateness as presented to the May 2, 2024 with the following conditions:

-Windows will be Jeld-Wen Wood, 6 over 6 double hung, simulated divided light with spacers as presented

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

Public Hearing – Case 24-14, 21 Concord Road (Assessor’s Map K08-0033), Sandra Duran Combined Facilities Director (Applicant), and Town of Sudbury (Owner), seek a Certificate of Appropriateness to install electric vehicle charging stations and associated infrastructure.

Mr. Shah made a motion to accept the Applicant’s request to withdraw without prejudice the 21 Concord Road Certificate of Appropriateness application. Mr. Wachs seconded the motion. Roll Call Vote: Mr. Shah – Aye, Ms. Trexler – Aye, Mr. Hagger – Aye, Mr. Noble – Aye, and Mr. Wachs Aye

Other Business

Approval of Minutes from April 4, 2024

Postponed to next meeting

Discussion and vote to support Warrant Article 17: Acquisition of MBTA Buildings

Mr. Hagger reviewed the history and significance of these structures

Mr. Shah asked Mr. Hagger some confirming questions, and to summarize what he would be presenting at Town Meeting.

Mr. Shah made a motion to support Warrant Article 17. Ms. Trexler seconded the motion. Roll Call Vote: Mr. Shah – Aye, Ms. Trexler – Aye, Mr. Hagger – Aye, Mr. Noble – Aye, Mr. Wachs - Aye and Mr. Iovanella – Aye.

National Park Service-Substitute materials webinar

Mr. Hagger summarized a few of the key points discussed at the webinar,

Using alternate materials are acceptable if historic materials are unavailable.

Election of Officers

Ahnu Shah expressed interest in continuing as chair.

Ms. Trexler made a motion to nominate Ahnu Shah to continue as the chair for one year. Mr. Hagger seconded the motion. Roll Call Vote: Mr. Shah – Abstain, Ms. Trexler – Aye, Mr. Hagger – Aye, Mr. Noble – Aye, Mr. Wachs - Aye and Mr. Iovanella – Aye

Mr. Shah made a motion to nominate Taryn Trexler to continue as vice chair. Mr. Hagger seconded the motion. Roll Call Vote: Mr. Shah – Aye, Ms. Trexler – Abstain, Mr. Hagger – Aye, Mr. Noble – Aye, Mr. Wachs - Aye and Mr. Iovanella – Aye

Discussion on website resources

Dead links have been removed, there was a question if the commission should be promoting specific vendors. Will be discussed further at a future meeting.

Discussion on completeness of applications

Have members review applications before the meeting so at the time of the meeting all of the materials will be complete

Possible Future Agenda Items

CPC funding for consultants the commission might need a professional opinion on

Administrative Report/Update

Stewardship working group mission statement, needs to continue to be worked on.

At 9:27 PM, Mr. Shah made a motion to adjourn the meeting. Mr. Iovanella seconded the motion. Roll Call Vote: Mr. Shah – Aye, Ms. Trexler -Aye, Mr. Hagger – Aye, Mr. Noble – Aye, Mr. Wachs - Aye and Mr. Iovanella– Aye