



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

July 11, 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 7:30 PM.

Old Business:

****WITHDRAW WITHOUT PREJUDICE*****

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 accept the withdrawal without Prejudice of the application for 84 Peakham Road. 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 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 deny the application for 29 Hudson Road. 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 24-17, 258 Dutton Road (Assessor’s Map J04-0008), Peter Iovanella (Applicant and Owner), seeks a Certificate of Appropriateness to install gutters

Mr. Iovanella recused himself at this time.

Janice Iovanella, 400 White Gates Lane Stow, VT

Aluminum Gutters are being proposed, they will match the trim.

There was a discussion if the diverter should be removed.

Mr. Shah made a motion to approve the application for 258 Dutton Road as presented with the recommendation that if feasible and without damage the diverter will be removed. Mr. Hagger seconded the motion. Roll Call Vote: Mr. Shah – Aye, Ms. Trexler – Aye, Mr. Hagger – Aye, Mr. Noble – Aye, and Mr. Wachs – Aye.

New Business:

Public Hearing – Case 24-18, 248 Concord Road (Assessor’s Map H09-0020), Ellen and Danny Murphy (Applicants and Owners), seek a Certificate of Appropriateness to Replace Garage doors, Pave driveway and Demolish rotted cottage on property

Both Mr. Shah and Ms. Trexler recused themselves as they are abutters.

Garage Doors: would like to replace three garage doors with metal doors. There was a discussion on the visibility from public way and the proposed metal.

Paving: there was a discussion regarding asphalt vs stone

Demolish Rotted Cottage: The applicant does not have a use for this space and it is heavily damaged and would like to start somewhere on cleaning up the property. There was a discussion if the building is a hazard if not torn down. It was decided that the building inspector would access the building for safety and report back to the commission and property owners.

Mr. Hagger review the MACRIS listing and stated it was historically significant.

Mr. Hagger made a motion to approve the application for 248 Concord Road concerning the garage doors. Mr. Iovanella seconded the motion. Roll Call Vote: Mr. Hagger – Aye, Mr. Noble – Nay, Mr. Wachs – Aye and Mr. Iovanella – Aye.

Mr. Hagger made a motion to approve the application for 248 Concord Road in regards to paving the driveway. Mr. Noble seconded the motion. Roll Call Vote: Mr. Hagger – Aye, Mr. Noble – Aye, Mr. Wachs – Nay and Mr. Iovanella – Aye.

Mr. Hagger made a motion to continue the application for 248 Concord Road in regards to demolishing the cottage, Applicant will contact building inspector to have the building inspected. Mr. Wachs seconded the motion. Roll Call Vote: Mr. Hagger – Aye, Mr. Noble – Aye, Mr. Wachs – Aye and Mr. Iovanella – Aye.

Other Business

Approval of Minutes from June 6, 2024

Mr. Shah made a motion to approve the minutes from June 6, 2024 as amended. 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

Approval Wayside Inn Bridge Materials per Certificate of Appropriateness #21-14

There was a sample of the Boston Blend Round stones and granite at the DPW for everyone to take a look at.

Mr. Shah made a motion to approve the materials that were present at the DPW Office. Ms. Trexler seconded the motion. Roll Call Vote: Mr. Shah – Aye, Ms. Trexler – Aye, Mr. Hagger – Abstain, Mr. Noble – Aye, Mr. Wachs – Aye and Mr. Iovanella - Aye

Discussion regarding 308 Concord Road

During the previously approved construction of an addition the contractor found they could not continue the old siding to the new siding because it was not level, they proposed putting in a corner board to continue the new siding and wanted to get approval for a minor modification.

Mr. Shah made a motion to approve the minor modification to the siding to the rear of 308 Concord Road as presented. 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

Discussion on Historic District Boundaries

Mr. Shah would like to submit application to CPC to hire a consultant to clean up the boundaries

Discussion on CPC Consultant Funding Applications

Yearly fund for structural engineer, a consultant to document a structure as it is being taken down, so decision does not solely land on the Building Inspector.

Possible Future Agenda Items

Mr. Hagger noted a joint meeting need to be scheduled between HDC and SHC per the CLG requirements between mid October-mid November

Administrative Report/Update

Guideline RFP has been approved and needs to go to Town Manager,

At 9:04 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, Mr. Wachs – Aye and Mr. Iovanella– Aye