



# Town of Sudbury

## Historic Districts Commission

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### MINUTES

September 5, 2024 AT 7:30 PM

### VIRTUAL MEETING

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

**Members Absent:** Jordan Wachs

**Others Present:** Community Preservation Coordinator, Ryan Poteat

Mr. Shah called the meeting to order at 7:34 PM.

#### Old Business:

**CONTINUED 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**

Mr. Shah made a motion to immediately continue the application for 248 Dutton Road until November 7, 2024. Mr. Hagger seconded the motion. Roll Call Vote: Mr. Shah – Aye, Ms. Trexler – Aye, Mr. Hagger – Aye, Mr. Noble – Aye, and Mr. Iovanella – Aye.

**CONTINUED Public Hearing – Case 24-19, 365 Boston Post Road (Assessor’s Map K08-0026), Alexander Nunes Alvarenga, Applicant and Mill Village Realty Trust, Owner, seek a Certificate of Appropriateness to replace signage**

Alex Nunez, 479 Northboro Road, Marlboro, MA was present to discuss the application with the Commission. There was a brief discussion regarding the updated sign design.

Mr. Shah made a motion to approved the application for 365 Boston Post Road as submitted with the following conditions:

-sign for craft beer and wine will be scaled to fit within the window trim like at Francos

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

**CONTINUED Public Hearing – Case 24-20, 84 Peakham Road (Assessor’s Map K04-0008), Bob Greene, Applicant and Owner, seeks a Certificate of Appropriateness for a 3-bedroom single family home with attached barn**

Bob Greene, applicant and Tom Crownell, Circle B Barn Co was present to discuss the application with the commission.

Mr. Shah is good with all of the architectural designs and the newly submitted driveway layout

There was a question regarding the shingle color.

Window sashes will be black  
Barn doors natural wood

Mr. Shah made a motion to approve the application for 84 Peakham Road as submitted with the following conditions

- 3rd image on the sheet of three images picture is not representative
- Cupola louvers will be straight at the top and not arched
- Window sashes will be black
- Applicant will return to the October 3, 2024 meeting with specifications on roof shingles.

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

**New Business:**

**Public Hearing – Case 24-22, 19 Colburn Circle (Assessor’s Map J05-0353), Brooks Barhydt, Applicant and Owner, seeks a Certificate of Appropriateness to repair exterior house rot and paint/add gutters, remove clipped corners from garage and entryway, replace garage doors, gutters and front doors, demo concrete at entries of the house.**

Brooks Barhydt was present to discuss his application with the board.

The rotten areas will be repaired not replaced. The house will be painted white. The garage doors would be wood composite.

Mr. Shah made a motion to approve the application for 19 Colburn Circle as submitted with the following condition

- The garage door will be wood composite.

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

**Public Hearing – Case 24-23, 8 Lafayette Drive (Assessor’s Map K05-0004), Ashley Fennelly, Applicant and Matthew Galas Owner, seeks a Certificate of Appropriateness to install solar panels.**

Mathew Galas Owner and Zeek Viridis Energy were present to discuss the application with the Historic Districts Commission

The commission was appreciative of the placement of the panels and power box.

Mr. Shah made a motion to approve the application for 8 Lafayette Drive as submitted. Ms. Trexler seconded the motion. Roll Call Vote: Mr. Shah – Aya, Ms. Trexler -Aye, Mr. Hagger -Aye, Mr. Noble – Aye, Mr. Iovanella -Aye

**Public Hearing – Case 24-24, 229 Peakham Road (Assessor’s Map J05-0330), Douglas and Joyce Arthur, Applicants and Owners, seek a Certificate of Appropriateness to install a 5 foot fence.**

Douglas and Joyce Arthur Owners and Applicants were present to discuss their application with the Historic Districts commission.

Their residence abuts the rail trail and they were offered fencing or some other screening.

The commission was not in favor of the style or material and had a preference for wood.

Mr. Arthur would like a fence that blends into the greenery. The applicant wants the fence to prohibit people from wandering onto their property.

Mr. Shah made a motion to continue the application for 229 Peakham Road until the October 3, 2024 meeting. Mr. Hagger seconded the motion. Roll Call Vote: Mr. Shah – Aya, Ms. Trexler -Aye, Mr. Hagger -Aye, Mr. Noble – Aye, Mr. Iovanella -Aye

**Other Business**

26 Lafayette Drive to review garage side exterior elevation of the addition and a close-up image of the existing windows

Michael Cooper presented the materials he was asked to present as a condition as his COA. The Commission was fine with what he presented.

**Approval of Minutes from August 1, 2024**

This topic will be discussed at the next meeting on October 3, 2024

## **Possible Future Agenda Items**

### **Administrative Report/Update**

At 8:17 PM, Mr. Shah made a motion to adjourn the meeting. Mr. Hagger 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