



Town of Sudbury

Historic Districts Commission

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MINUTES

November 7, 2024 AT 7:30 PM

VIRTUAL MEETING

Members Present: Chair Anuraj Shah, Vice Chair Taryn Trexler, Chris Hagger, Griff Noble, Jordan Wachs

Members Absent: Pete Iovanella

Others Present: Planning and Zoning Coordinator, Beth Perry

Mr. Shah called the meeting to order at 7:33 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. Murphy was present to discuss his application with the Historic Districts Commission.

There was a discussion regarding the cottage and if it was historically significant.

The applicant confirmed that the structure presents neither a hazard or hardship in its current state.

Mr. Wachs made a motion to deny the demolition of the cottage at 248 Concord Road. Mr. Hagger seconded the motion. Roll Call Vote: Mr. Hagger – Aye, Mr. Noble – Aye and Mr. Wachs -Aye

New Business:

Public Hearing – Case 24-31, 285 Concord Road (Assessor’s Map H09-0009), Ian Halbert, Applicant and Owner, seeks a Certificate of Appropriateness to install a bulkhead door for basement egress

Mr. Halbert was present to discuss the application with the historic Districts Commission

There is a need for a bulkhead as there is no other means of egress from the basement.

Mr. Shah made a motion to approve the application for 285 Concord Road as presented on November 7, 2024. Mr. Wachs seconded the motion. Roll Call Vote: Mr. Shah – Aye, Ms. Trexler- Aye, Mr. – Hagger, Mr. Noble – Aye and Mr. Wachs -Aye

Public Hearing – Case 24-32, 251 Old Sudbury Road (Assessor’s Map H09-0053), Donna Gilli, Resource Lighting & Energy, Inc., Applicant and Ernest Stonebraker, Trustee of Sudbury United Methodist Church, seek a Certificate of Appropriateness to Install EV charging stations

Donna Gilli was present to discuss the application with the Historic Districts Commission.

The Commission was not in favor of this proposal as it is not keeping with the look and feel of the historic district. He did suggest two other locations on the property that would be more sufficient.

Mr. Shah made a motion to continue the application for 251 Old Sudbury Road to the December 5, 2024 meeting. Mr. Hagger seconded the motion. Roll Call Vote: Mr. Shah – Aye, Ms. Trexler- Aye, Mr. – Hagger, Mr. Noble – Aye and Mr. Wachs -Aye

Public Hearing – Case 24-33, 18 Wolbach Road (Assessor’s Map H11-0100), Sudbury Valley Trustees, Applicant and Owner, seeks a Certificate of Appropriateness to secure leaning foundation

Jim Shelhamer was present to discuss the application with the Historic Districts Commission.

The commission appreciated his preservation efforts.

Mr. Shah made a motion to approve the application for 18 Wolbach Road as presented. Mr. Hagger seconded the motion. Roll Call Vote: Mr. Shah – Aye, Ms. Trexler- Aye, Mr. – Hagger, Mr. Noble – Aye and Mr. Wachs -Aye

Public Hearing – Case 24-34, 53 Robert Best Road (Assessor’s Map J05-0351), Jaime Bzdrya & Mike Ciommo, Applicants and Owners, seek a Certificate of Appropriateness to replace windows and a door

Jaime Bzdrya & Mike Ciommo were present to discuss their application with the Historic Districts Commission.

Given the distance from the street and that the house is not historical

Mr. Shah made a motion to approve the application for 53 Robert Best Road as presented. Mr. Hagger seconded the motion. Roll Call Vote: Mr. Shah – Aye, Ms. Trexler- Aye, Mr. – Hagger, Mr. Noble – Aye and Mr. Wachs -Aye

Public Hearing – Case 24-35, 330 Concord Road (Assessor’s Map G09-0017), Megan Goud, Applicant and Presbyterian Church of Sudbury, Owner, seek a Certificate of Appropriateness to install a 4 ft fence

Megan Goud was present to discuss the application with the Historic Districts Commission.

The Commissioners were not in favor of the height, materials or location proposed.

There was a discussion regarding other locations for the fence.

Mr. Shah made a motion to continue the application for 330 Concord Road until the December 5, 2024. Ms. Trexler seconded the motion. Roll Call Vote: Mr. Shah – Aye, Ms. Trexler- Aye, Mr. – Hagger, Mr. Noble – Aye and Mr. Wachs -Aye

CONTINUED-Public Hearing – Case 24-30, 26 Church Street (Assessor’s Map K09-0017), Edward A. Hawkins, Applicant and Memorial Congregational Church, Owner seek a Certificate of Appropriateness to add an ADA compliant ramp

Edward Hawkins was present to discuss the application.

A temporary ramp has been installed.

Mr. Shah made a motion to approve the application for 330 Concord Road with the following condition:

-a permanent ramp will be installed before September 1, 2025

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

Other Business:

Approval of Minutes from October 3, 2024

Will be discussed on December 5, 2024 after edits have been made

Discussion on Wayside Bridge

Discussion on the wayside bridge stonework, Commissioners agreed the work met expectations.

Possible Future Agenda Items

Members were reminded to review an email from February regarding financial hardship considerations for future discussion

Administrative Report/Update

At 9:52 PM, Mr. Shah made a motion to adjourn the meeting. Mr. Noble seconded the motion. Roll Call Vote: Mr. Shah – Aye, Mr. Noble – Aye, Mr. Wachs – Aye and Mr. Iovanella– Aye