



Town of Sudbury

Historic Districts Commission

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MINUTES

October 3, 2024 AT 7:30 PM

VIRTUAL MEETING

Members Present: Chair Anuraj Shah, Griff Noble, Jordan Wachs and Pete Iovanella

Members Absent: Vice Chair Taryn Trexler and Chris Hagger

Others Present: Planning and Zoning Coordinator, Beth Perry

Mr. Shah called the meeting to order at 7:32 PM.

Old Business:

CONTINUED 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 updated materials submitted for their application with the Historic Districts commission.

Mr. Arthur presented three different styles of split rail fence.

There was a discussion on the fence styles presented.

Mr. Shah made a motion to approve the fence at 229 Peakham Road as presented on September 5, 2024 for location and as presented on October 3, 2024 for design. With the following conditions:

- The fence will be split rail and not round
- The fence will either have 2 or 3 rails
- The fence will have black mesh on the interior property side
- The fence on the property side can be up to 5 feet tall with the height along Peakham Road limited to 42 inches.

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

New Business:

Public Hearing – Case 24-25, 348 Boston Post Road (Assessor’s Map K09-0030), Stephanie Wetherell, Applicant and RMB, Corp. Owner, seek a Certificate of Appropriateness to install signage

Stephanie Wetherell was present to discuss her application with the Historic Districts Commission.

This business will be on two floors so the ask is for two signs.

There was a discussion on the placement of the signs.

Mr. Shah made a motion to approve the application for 348 Boston Post Road as presented with the following conditions:

- The sign on the west side of the building:
 - ◆ will be 28 x 64 inches, bottom of the sign will align with the bottom windowsill to the right and the sign will be centered on the door below.
 - ◆ The sign will have a 3/4” rectangular raised black border, the surface of the sign will have a matte finish in off white similar to Benjamin Moore China White
- The sign on the front of the building:
 - ◆ will be centered over the main entry and be no wider than the outer edge of the main entry surround trim and be no taller than the bottom of the window sill above.
 - ◆ The sign will have a 3/4” rectangular raised black border, the surface of the sign will have a matte finish in off white similar to Benjamin Moore China White

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

Public Hearing – Case 24-26, 11 Lafayette Drive (Assessor’s Map K04-0016), Robert Palumbo, Applicant and Palumbo Family Trust Owner, seek a Certificate of Appropriateness to replace asphalt shingles and install solar panels

Bob Palumbo was present to discuss the application with the Historic Districts Commission.

He would like to install solar panels, the rear of the house face north and the front faces south.

The house is not very visible from a public way. Proposing black shingle to blend with the panels.

Mr. Shah made a motion to approve the application for 11 Lafayette Drive as submitted on September 10, 2024. Mr. Noble seconded the motion. Roll Call Vote: Mr. Shah – Aya, Mr. Noble – Aye, Mr. Wachs – Aye and Mr. Iovanella -Aye

Public Hearing – Case 24-27, 72 Wayside Inn Road (Assessor’s Map L03-0002), James A. Hill, Sr., Applicant and The Wayside Inn, Owner, seek a Certificate of Appropriateness to reconstruct farmers porch to the west side of the building

James Hill was present to discuss the application with the Historic Districts Commission.

There was a farmers’ porch on the west side of the building before a fire in 1955.

The porch will be at grade so there will not be a need for a railing.

Mr. Shah made motion to approve the porch in the application for 72 Wayside Inn Road as submitted with the following condition:

-The stone retaining wall will come back to the board for approval once its design has been finalized.

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

Public Hearing – Case 24-28, 239 Concord Road (Assessor’s Map H09-0206), Hillary and Karl Zimmerman, Applicants and Owners, seek a Certificate of Appropriateness to install new fence and plantings to screen proposed pool and patio

Jen Steven, Matthew Cunningham Landscape Design, LLC was present on behalf of applicants to discuss the application with the Historic Districts Commission.

There is a proposal for fencing to contain a proposed pool. There will be vegetation to camouflage the fencing.

Mr. Shah made a motion to approve the application for 239 Concord Road as presented. Mr. Wachs seconded the motion. Roll Call Vote: Mr. Shah – Aya, Mr. Noble – Aye, Mr. Wachs – Aye and Mr. Iovanella -Aye

Public Hearing – Case 24-29, 299 Old Sudbury Road (Assessor’s Map H09-0048), Sandra Duran, Applicant and Town of Sudbury Owner, seek a Certificate of Appropriateness to remove asphalt shingles and replace with historically correct cedar shingle roof

Sandra Duran, Combined Facilities Director and Andrew Barr, Soco Tech were present to discuss the application with the Historic Districts Commission.

The Hosmer House is not well insulated, it was suggested to insulate the outside of the roof.

Mr. Barr review the current state of the roof, why it was suggested to insulate the outside of the roof to keep the look of the look of the beams on the inside of the roof and other improvements that would be made.

It was mentioned how the proposed roof insulation method would increase the height of the fascia.

The commission request new plans to be submitted.

Mr. Shah made a motion to continue the application for 299 Old Sudbury Road until the November 7, 2024 meeting. Mr. Wachs seconded the motion. Roll Call Vote: Mr. Shah – Aya, Mr. Noble – Aye, Mr. Wachs - Aye, Mr. Iovanella -Aye

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, Applicant was present to discuss the application with the Historic Districts Commission.

There is a function room where they would like to ADA compliant ramp. There was one present that had been removed do to insufficiency. The building is currently not accessible to all, unless the temporary ramp is out.

There is not a definitive plan for the ramp at this time.

Mr. Shah made a motion to continue the application for 26 Church Street until November 7, 2024. Mr. Wachs seconded the motion. Roll Call Vote: Mr. Shah – Aya, Mr. Noble – Aye, Mr. Wachs – Aye and Mr. Iovanella -Aye

Other Business:

22 King Philip Road-Discussion regarding a permanent solution for 8 windows that were replaced in accordance to case #22-23 COA Issued November 3, 2022

Christine Avena was present to discuss the interim solution they had implemented at the time of the original Certificate of Appropriateness Issuance.

Windows that were replaced have been labeled and stored in the basement. The windows that were facing King Philip Road had been restored.

It was agreed that the replaced windows could remain in the basement in perpetuity.

Mr. Shah made a motion to keep the 8 Geldwyn windows in place and storing the existing sashes as a permanent solution to close out the COA for 22 King Philip Road. Mr. Noble seconded the motion. Roll Call Vote: Mr. Shah – Aya, Mr. Noble – Aye, Mr. Wachs – Aye and Mr. Iovanella -Aye

84 Peakham Road Approve Shingle colors

Bob Greene was present to discuss the shingle color with the Historic Districts Commission.

His three color choices were displayed.

Mr. Shah made a motion to approve GAF Timberline Ultra HD in Charcoal Architectural shingle. Mr. Noble seconded the motion. Roll Call Vote: Mr. Shah – Aye, Mr. Noble – Aye, and Mr. Iovanella -Aye

Approval of Minutes from August 1, 2024

Mr. Shah made a motion to approve the minutes from August 1, 2024. Mr. Noble seconded the motion. Roll Call Vote: Mr. Shah – Aye, Mr. Noble – Aye, Mr. Wachs- Abstain and Mr. Iovanella -Aye

Approval of Minutes from September 5, 2024

Mr. Shah made a motion to approve the minutes from September 5, 2024 as amended. Mr. Noble seconded the motion. Roll Call Vote: Mr. Shah – Aye, Mr. Noble – Aye, Mr. Wachs- Abstain and Mr. Iovanella -Aye

Possible Future Agenda Items

Administrative Report/Update

There has been 3 responses to the RFP for the Historic Guidelines, they are in the process of being vetted

Reorganizing the Historic Districts will be a bigger project than anticipated, a CPC Application will at some point be submitted to hire a consultant,

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