



Town of Sudbury

Historic Districts Commission

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MINUTES

May 1, 2025 AT 7:30 PM

VIRTUAL MEETING

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

Members Absent:

Others Present: Planning and Zoning Coordinator, Beth Perry

Mr. Shah called the meeting to order at 7:33 PM.

CONTINUED - 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, Applicant and Andrew Barr, Socotec AE Consulting presented the updated design, including insulation and venting details.

There was a discussion regarding copper gutters and downspouts, ridge vent and removal of skylight.

Mr. Shah made a motion to approve the application for 299 Old Sudbury Road as presented on May 1, 2025 with the following conditions:

- Ventilation caps be copper
- Plumbing penetrations sleeved in copper
- Consideration of water flow on Public Sidewalks
- Approving based on a 50% construction document set

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

CONTINUED-Public Hearing – Case 25-02, 29-2 Hudson Road (Assessor's Map H09-0002), Mark Evangelous, Gemini Sign Corp. Applicant, and 29 Hudson Road, LLC. Owner, seek a Certificate of Appropriateness to replace a sign

Mark Evangelous, Gemini Sign was present to discuss the newest design ideas submitted to the Commission.

Multiple design options were presented. Concerns about raised acrylic letters and size, Agreement reached for flat black painted aluminum with maroon border and gold leaf lettering.

Mr. Shah made a motion to approve the application for 29 Hudson Road as presented on May 1, 2025 with the following conditions:

- Flat Black painted aluminum background with a maroon border and gold leaf lettering
- Wording will be that of the original sign (Food shops•liquor)
- Sign will be dropped down as close to touching the top of the white trim, as the fasteners will allow.
- The sign will be centered on the door below and above the window. If door and window are not aligned the door takes precedent.

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

Public Hearing – Case 25-09, 279 Old Sudbury Road (Assessor’s Map H09-0050), Ryan Sax, Applicant and Owner, seek a Certificate of Appropriateness to raise chickens and construct a greenhouse.

Ryan Sax was present to discuss her application with the Commission.

Location and design details were discussed. There were concerns about visibility and materials.

Mr. Shah made a motion to approve the application for 279 Old Sudbury Road as presented with the following conditions:

- All wood and PVC trim on both structures is to be painted white to match the house.
- These structures will be sitting on the ground without a foundation going into the ground.
- This approval is for the structure only, not to raise the chickens.

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

Public Hearing – Case 25-10, 57 Bigelow Drive (Assessor’s Map L03-0355), Bruno Duos, Applicant and Alex Dergachev Owner, seek a Certificate of Appropriateness to replace shingles.

Bruno Diaz, Brian Leblanc Roofing was present to discuss the application with the commission.

It was determined that the portion of the property within the historic district is not visible from a public way.

Mr. Shah made a motion that no Certificate of Appropriateness was required. Ms. Trexler seconded the motion. Roll Call Vote: Mr. Shah- Aye, Ms. Trexler – Aye, Mr. Mr. Hagger- Aye, Mr. Iovanella-Aye and Mr. Noble- Aye

Untimed Items:

Approval of Minutes from April 3, 2025

Mr. Shah made a motion to approve the minutes from April 3, 2025 as amended. Ms. Trexler seconded the motion. Roll Call Vote: Mr. Shah- Aye, Ms. Trexler- Aye, Mr. Hagger- Aye, Mr. Iovanella- Aye and Mr. Noble-Aye

Discussion regarding of and possible vote to support relevant Town Meeting articles

Article 54: Proposal to reduce CPA tax from 3% to 1.5%
-Commission opposes reduction, supports maintaining 3%

Article 43 Proposal for town to lease MBTA buildings.
-Commission supports the article

NAPC Historic Window Seminars Summary

Deferred to June 5th meeting.

Informal discussion regarding 123 Dutton Road

Ryan Corcoran discussed with the commission his desire to change the exterior color and windows at 123 Dutton Road, Vinyl siding and windows were discouraged.

Administrative and Future Agenda Items

There will be a meeting with Adam Burney to discuss the guidelines selection.

Meeting Adjourned

Mr. Shah made a motion to adjourn the meeting at 9:41pm. Ms. Trexler seconded the motion. Roll Call Vote: Mr. Shah- Aye, Ms. Trexler- Aye, Mr. Hagger- Aye, Mr. Iovanella- Aye and Mr. Noble