



Town of Sudbury

Historic Districts Commission

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MINUTES

June 6, 2025 AT 7:30 PM

VIRTUAL MEETING

Members Present: Vice Chair Taryn, Chris Hagger, and Griff Noble

Members Absent: Chair Anuraj Shah and Pete Iovanella

Others Present: Planning and Zoning Coordinator, Beth Perry

Ms. Trexler called the meeting to order at 7:30 PM.

Public Hearing – Case 25-11, 348 Boston Post Road (Assessor’s Map K09-0030), Todd DeBonis, Applicant and Owner, seeks a Certificate of Appropriateness to install a sign

Todd DeBonis Applicant was present to discuss the application with the Commission

The sign was installed prior to approvals; did not go to Design Review Board before installation.

Sign is similar in size and color to previous tenant/signs on building.

Commissioners and Design Review Board found issues with the large size of the letters "LILYS" and lack of a raised frame; font and design out of character with adjacent signs.

Applicant will try to rework sign design.

Ms. Trexler made a motion to continue the application to the July 10, 2025 meeting. Mr. Hagger seconded the motion. Roll Call Vote: Ms. Trexler – Aye, Mr. Mr. Hagger- Aye, and Mr. Noble- Aye

Public Hearing – Case 25-12, 20 King Philip Road (Assessor’s Map K09-0042), John Dudley, Applicant and Erik Levy Owner, seek a Certificate of Appropriateness to replace shingles and windows

Erik Levy Owner and Andrew from United Home experts were present to discuss the application with the commission.

- Replace architectural roof shingles matching current ones.
- Replace/repair window sills and wood trims with wood, not PVC.

- Install Marvin wood windows with simulated divided lights (SDL), not true divided lights.
- Replace aluminum gutters and downspouts with historic-looking round copper gutters.

Ms. Trexler made a motion to approve the application for 20 King Philip Road as presented on June 6, 2025 with the following conditions:

- where pvc is noted in the application, the applicant will use wood trim
- windows specified are simulated divided lite and not true divided lite, (which the commission finds appropriate in this case given the distance from the King Phillip Road and the windows they are replacing)

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

Public Hearing – Case 25-13, 19 Maple Avenue (Assessor’s Map K08-0017), Sunrun Installation Services, Applicant and Christina Hermos Owner, seek a Certificate of Appropriateness to install 13 rooftop solar panels

Greta Masiello from Sunrun Installation services was present to discuss the application with the commission.

- Seven panels visible from front (Maple Ave); panels have black matte finish and do not exceed roof height.
- Limitations due to fire code restrict panel placement.
- Concerns expressed about panels on front roof above porch facing street—considered inappropriate by commissioners.
- Side gable panels visible but less concerning.

Applicant will rework panel design.

Ms. Trexler made a motion to continue the application to the July 10, 2025 meeting. Mr. Hagger seconded the motion. Roll Call Vote: Ms. Trexler – Aye, Mr. Mr. Hagger- Aye, and Mr. Noble- Aye

Public Hearing – Case 25-14, 123 Dutton Road (Assessor’s Map K03-0008), Ryan Corcoran, Applicant and Owner seeks a Certificate of Appropriateness to paint window trim and front door.

Ryan Corcoran, Specialized property group, applicant was present to discuss the application with the Commission.

- Paint siding white (house currently brown siding).
- Window trim and door surround originally proposed black, but Commission recommended white trim with black window sashes and grills for a more traditional historic look.
- Front door to be painted black.
- Possible addition of a second railing matching existing for code compliance.

Ms. Trexler made a motion to approve the application for 123 Dutton Road as presented on June 6, 2025 with the following conditions:

- clapboards, window trim, door surround and side lites to be white, in a white of the applicant's choosing
- window sashes, grills and door to be painted black, in a black paint of the applicant's choosing.
- a second railing to matching the existing may be installed, if determined to be needed.

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

Public Hearing – Case 25-15, 84 Peakham Road (Assessor's Map K04-0008), Robert Greene, Applicant and René Greene, Owner seek a Certificate of Appropriateness to add an eyebrow window

Bob Green was present to discuss his proposed change with the Commission

- Proposed eyebrow dormer smaller than rear dormer; intended to bring natural light to loft area and avoid full dormer.
- Windows are Marvin true divided light but exact dimensions and specifications needed.
- Concerns about lack of detailed drawings/specs made commissioners hesitant to approve fully.

Ms. Trexler made a motion to continue the application to the July 10, 2025 meeting. Mr. Hagger seconded the motion. Roll Call Vote: Ms. Trexler – Aye, Mr. Mr. Hagger- Aye, and Mr. Noble- Aye

Public Hearing – Case 25-16, 22 Colburn Circle (Assessor's Map J05-0354), Hilda and Luis Navarro, Applicants and Owners seek a Certificate of Appropriateness to replace garage doors and siding

Hilda and Luis Navarro were present to discuss the application with the Commission

- Location is in a less historic section of the Wayside Inn Historic District.
- Commissioners expressed support for both color options and materials given context.

Given that current siding is a composite and that the house falls within one of the areas in the Wayside Historic District that does not contain, nor is adjacent to, historic homes Ms. Trexler made a motion to approve the application for 22 Colburn Circle as presented on June 6, 2025 with the following conditions:

- Siding to be either of the colors submitted by the applicant and will maintain a 4" reveal.

- Gutters to be black aluminum.
- Garage door to be the Garaga Princeton P12 garage door with standard hardware in brown or black colors as submitted.

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 May 1, 2025

Ms. Trexler made a motion to approve the minutes from May 1, 2025 as amended. Mr. Noble seconded the motion. Roll Call Vote: Ms. Trexler- Aye, Mr. Hagger- Aye and Mr. Noble-Aye

Informal discussion 115 Old Sudbury Road

- Previous aluminum clad wood windows approved due to minimal visibility and newer construction date.
- Currently assessing three highly visible casement windows with rot; desire to replace with aluminum clad to prevent future rot.

Commission Feedback:

- Conditional acceptance of aluminum clad windows as long as profiles match historic wood appearance.
- Wood windows may be required for more visible locations; flexibility suggested.
- Fixed casement windows preferred if operable windows are rarely used.

Informal discussion 11 Massasoit Avenue

- Previous aluminum clad wood windows approved due to minimal visibility and newer construction date.
- Currently assessing three highly visible casement windows with rot; desire to replace with aluminum clad to prevent future rot.

Commission Feedback:

- Conditional acceptance of aluminum clad windows as long as profiles match historic wood appearance.
- Wood windows may be required for more visible locations; flexibility suggested.
- Fixed casement windows preferred if operable windows are rarely used.

Meeting Adjourned

Ms. Trexler made a motion to adjourn the meeting at 10:18pm. Mr. Hagger seconded the motion. Roll Call Vote: Ms. Trexler- Aye, Mr. Hagger- Aye and Mr. Noble