



Town of Sudbury

Historic Districts Commission

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MINUTES July 10, 2025 AT 7:30 PM VIRTUAL MEETING

Members Present: Chair Ahnu Shah, Vice Chair Taryn, Chris Hagger, and Pete Iovanella

Members Absent: Shervin Hawley and Griff Noble

Others Present: Planning and Zoning Coordinator, Beth Perry

Ms. Trexler called the meeting to order at 7:33 PM.

CONTINUED-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

Applicant had not returned to the Design Review Board after modifications as previously requested by the Historic Districts Commission.

Mr. Shah made a motion to continue the application to the August 7, 2025 meeting. Ms. Trexler seconded the motion. Roll Call Vote: Mr. Shah – Aye, Ms. Trexler- Aye, Mr. Hagger- Aye and Mr. Iovanella-Aye

CONTINUED-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

Erin Lowe from Sunrun Installation services was present to discuss the application with the commission.

After the commissions input at the last meeting the new proposal is to install 13 rooftop solar panels with adjustments reducing panels on visible locations; a fifth panel added on front gable for compensation.

Mr. Shah made a motion to approve the application as presented. Mr. Hagger seconded the motion. Roll Call Vote: Mr. Shah – Aye, Ms. Trexler- Aye, Mr. Hagger- Aye and Mr. Iovanella-Aye

CONTINUED-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

There was a discussion with positive feedback on design, window size, and detailing consistent with existing structures.

Mr. Shah made a motion to approve the application as presented. Mr. Iovanella seconded the motion. Roll Call Vote: Mr. Shah – Aye, Ms. Trexler- Aye, Mr. Hagger- Aye and Mr. Iovanella-Aye

Public Hearing – Case 25-17, 10 Hudson Road (Assessor’s Map K09-0066), Lorenzo & Mary Lee Majno, Applicant and Owner, seeks a Certificate of Appropriateness to install a shed dormer to the mid-section of house and replace roof

Lorenzo Magno was present to discuss his proposed change with the Commission

The addition is minimally visible from public ways. Applicant proposes Anderson windows (simulated divided lights, not true divided), with concerns about material (wood preferred).

Roofing: Shallow pitched areas to be replaced with rubber roofing; overall roof to be redone.

Door: Preference expressed for wood exterior door, applicant willing to comply.

Mr. Shah made a motion to approve the application with the following conditions:

- windows must be wood exterior with simulated divided light
- that the rear entry door be wood

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

Public Hearing – Case 25-18, 299 Old Sudbury Road (Assessor’s Map H09-0048), Sudbury Garden Club, Applicant and Town of Sudbury, seek a Certificate of Appropriateness to install a sign

Juju Lem-pang, co-president Sudbury Garden Club proposed an Aluminum cast metal plaque sign (14x10 inches) with black background and gray text, installed in newly finished Heritage Park garden commemorating the 250th anniversary of the American Revolution.

The Design Review Board recommendations were discussed: simpler fonts, remove filler lines, center text.

Discussion of sign height: Suggested to lower sign base to have top at approximately two feet to integrate better with garden growth and appearance.

Concerns about sign materials differing from historic granite signage; aluminum chosen for visibility and complementing garden.

Mr. Shah made a motion to approve the application with the following conditions:

- The sign will be mounted and set so that the top of the sign is no higher than 24" above the ground.

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

****Immediately continued** Public Hearing – Case 25-19, 248 Concord Road (Assessor’s Map H09-0020), Danny Murphy, Applicant and Owner, seeks a Permit to demolish rotted building**

Mr. Shah made a motion to immediately continue the application to the August 7, 2025 meeting. Ms. Trexler seconded the motion. Roll Call Vote: Mr. Shah – Aye, Ms. Trexler- Aye, Mr. Hagger- Aye and Mr. Iovanella-Aye

Public Hearing – Case 25-21, 1 Morse Road (Assessor’s Map G10-0002), Steven Kirby Chair-Buildings & Grounds for St. Elizabeth’s Church, Applicant seeks a Certificate of Appropriateness to replace windows

Steven Kirby was present to discuss his proposed change with the Commission

Intention to replace aging windows (aluminum framed, some wood cladding deteriorated) with similar sizes.

Some parishioners prefer casement windows over current roller types for improved airflow; picture windows remain fixed.

Material preferences: aluminum-clad or paintable fiberglass-clad acceptable; vinyl not accepted.

Mr. Shah made a motion to continue the application to the August 7, 2025 meeting. Ms. Trexler seconded the motion. Roll Call Vote: Mr. Shah – Aye, Ms. Trexler- Aye, Mr. Hagger- Abstain and Mr. Iovanella-Aye

Untimed Items:

Approval of Minutes from May 15, 2025

Ms. Trexler made a motion to approve the minutes from May 15, 2025 as amended. Mr. Noble seconded the motion. Roll Call Vote: Mr. Shah – Aye, Ms. Trexler- Aye, Mr. Hagger- Aye and Mr. Iovanella-Aye

Approval of Minutes from June 5, 2025

Mr. Shah made a motion to approve the minutes from June 5, 2025 as submitted. Mr. Noble seconded the motion. Roll Call Vote: Mr. Shah – Aye, Ms. Trexler- Aye, Mr. Hagger- Aye and Mr. Iovanella-Aye

Revolutionary War Cemetery Kiosk

- **Summary:**
 - Existing kiosk (Eagle Scout project, 2018) and other signs are deteriorated and insufficient.
 - New kiosk redesign includes updated cemetery map, soldier markers, historical vignettes, and QR codes for additional information.
 - Aim to enhance accessibility (moving kiosk outside cemetery), improve information, and update cemetery name to "Revolutionary War Cemetery Established 1716 as the Burying Place."
 - Discussion about sign design:
 - Some members prefer simplicity and uniformity with other town signs (e.g., "open book" style).
 - Others appreciate color and detailed historic information but recommend reducing clutter (removing stars, shadows, stripes) and improving font legibility.
 - Proposal to retain Mounting base design: minimal two-post, 30-degree cantilever recommended, avoid overly chunky structure.
- **Decision:**
 - Clear direction given on simplifying kiosk graphics and matching signage typology across town.
 - Final design and fabrication details to be coordinated with HDC members; ongoing communication encouraged.

NAPC Historic Window Seminars Summary

Will be discussed at next meeting

Possible Future Agenda Items

Meet with Peter Benton

Meeting Adjourned

Mr. Shah made a motion to adjourn the meeting at 9:58pm. Mr. Hagger seconded the motion. Roll Call Vote: Mr. Shah – Aye, Ms. Trexler- Aye, Mr. Hagger- Aye and Mr. Iovanella