



Town of Sudbury

Historic Districts Commission

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MINUTES AUGUST 7, 2025 AT 7:30 PM VIRTUAL MEETING

Members Present: Chair Ahnu Shah, Chris Hagger, Shervin Hawley and Griff Noble

Members Absent: Taryn Trexler and Pete Iovanella

Others Present: Planning and Zoning Coordinator, Beth Perry

Mr. Shah called the meeting to order at 7:51 PM. There was a delay waiting for a third member to achieve a quorum.

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

There was a discussion over the preferred sign design and font (Optima) with feedback to use uncompressed font proportions for better readability and professional appearance.

Mr. DeBonis demonstrated live font adjustments during the meeting. He was asked to return in September with a final revision

Mr. Shah made a motion to continue the application to the September 4, 2025 meeting.
Mr. Hagger seconded the motion. Roll Call Vote: Mr. Shah – Aye, Mr. Hagger- Aye, and Mr. Hawley-Aye

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

The commission clarified that no new substantial information about historical significance or financial hardship had been submitted.

There was a discussion on the need for updated information, including a recent draft MACRIS report by a preservation consultant working with the Sudbury Historical Commission.

The absence of a full assessment and recusal of a board member reduced quorum; decision to postpone hearing until more members were present.

Financial hardship was claimed by the applicant, but no detailed estimates were submitted.

The commission suggested further research on building materials and historic significance, possible partial preservation, and urged consulting an expert.

- The public is advised to wait for the final MACRIS update and submit any additional supporting information.

Follow-up on 248 Concord Road (Reopened Hearing with Griff Noble Present)

- Further discussion on demolition request and building condition.
- Highlighted new draft MACRIS report not yet publicly available; will be reviewed by Sudbury Historical Commission on August 19.
- Encouraged submission of new information, especially assessments by preservation experts on the building's historic value and structural condition.
- Emphasis on balancing historic preservation with safety and financial hardship concerns.
- Hearing continued to September 4th pending new information and further discussion.

Mr. Hagger made a motion to continue the application to the September 4, 2025 meeting. Mr. Noble seconded the motion. Roll Call Vote Mr. Hagger- Aye, Mr. Noble -Aye and Mr. Hawley-Aye

CONTINUED 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, Applicant was present to discuss his proposed change with the Commission

Discussion on window replacement options including Jeldwin W5500 wood windows, casement, rolling, or sliding windows.

Clarification that existing windows are aluminum and replacement can be aluminum clad or fiberglass clad but not vinyl.

The Board requested seeking complete specifications and formal quotes from suppliers before final approval.

Mr. Shah made a motion to continue the application to the September 4, 2025 meeting. Mr. Hagger seconded the motion. Roll Call Vote: Mr. Shah – Aye, Mr. Hagger- Aye, and Mr. Hawley-Aye

Public Hearing – Case 25-22, 22 Rice Road (Assessor's Map H10-0014), Corbin Robichaud, Applicant and Maureen Smith Owner, seek a Certificate of Appropriateness to install 20 roof mounted solar panels

Corbin Robichaud was present on behalf of Clean Earth Energy

The applicant would like to install 20 roof-mounted solar panels on the front of the house (panels black-on-black). Panels will be on the physical front of the home but face perpendicular to the road; ancillary equipment placed on the rear.

Neighbors reportedly have no issue with visibility of the solar panels.

Mr. Shah made a motion to approve the application as submitted. Mr. Hagger seconded the motion. Roll Call Vote: Mr. Shah – Aye, Mr. Hagger- Aye and Mr. Hawley-Aye,

Griff Noble joined the meeting at this time.

Public Hearing – Case 25-23, 11 Massasoit Avenue (Assessor’s Map K09-0402), Gramoz Mema, Applicant and Owner, seeks a Certificate of Appropriateness to install repair roof, repair garage doors, repair existing retaining wall with stone veneer, repair and paint porch, railings and columns. Paint siding, trim, doors and shutters. Repair asphalt driveway

Gramoz Mema, Applicant and Owner was present to discuss the application with the commission.

There was a detailed presentation on the house’s condition, proposed Benjamin Moore paint palette, new steel garage doors painted black, architectural shingles black roof replacement, and New England fieldstone thin veneer on retaining wall.

The commission expressed preference that garage doors should be wood or wood composite with smooth finish, not metal stamped with wood grain.

There was a discussion on paint colors for garage doors and foundation to maintain harmony and historic sensitivity.

The commission recommended that stone veneer should only be applied to the existing landscape retaining wall, not the entire house foundation to avoid visual inconsistency.

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

- garage doors will be wood or wood composite with smooth finish flat panels and styles and rails similar to what's there
- garage doors and trim painted the same dove white to match the house
- stone veneer on retaining wall only and not the foundation of the house
- if gutters will be different the existing applicant will return for approval

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

Public Hearing – Case 25-24, 320-326 Boston Post Road (Assessor’s Map K09-0401), David Kurzentkowski, Applicant and Dooley T. Yee, Owner, seek a Certificate of Appropriateness to install a second-floor sign

Joe Pelli was in attendance for David Kurzentkowski (ServPro)

The sign design was revised following Design Review Board input; now a smaller 20"x36" sign on an existing bracket.

Discussion about sign materials; board preferred painted wood or wood composite rather than aluminum metal signs for historic compatibility.

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

The border will be ¾ in wood, painted black

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

Untimed Items:

Approval of Minutes from July 10, 2025

Mr. Shah made a motion to approve minutes from July 10, 2025 as submitted. Mr. Hagger seconded the motion. Roll Call Vote: Mr. Shah – Aye, Mr. Hagger- Aye Mr. Hawley-Aye, and Mr. Noble-Aye

Revolutionary War Cemetery Kiosk

No discussion on Revolutionary War Cemetery kiosk at this meeting.

Summary of NAPC Seminars on Historic Window Guidance and Development of HDC Guidelines for the public

Mr. Hagger presented a summary on recent National Association of Preservation Commissions (NAPC) seminars related to historic windows and updating design guidelines:

- Focus on community-specific character, clear examples, maintenance guidelines separate from standards, and enforcement embedded in design guidelines.
- Importance of current best practices and addressing problem issues upfront such as accessory dwelling units.

Possible Future Agenda Items

Heritage Strategies (Peter Benton) discussed potential timeline and process for updating Sudbury's Historic Districts design guidelines.

Future consideration to examine and propose improvements for historic district boundaries as part of upcoming Community Preservation Committee (CPC) cycle.

Meeting Adjourned

Mr. Shah made a motion to adjourn the meeting at 10:13pm. Mr. Hagger seconded the motion. Roll Call Vote: Mr. Shah – Aye, Mr. Hagger- Aye, Mr. Hawley- Aye and Mr. Noble