



Town of Sudbury

Historic Districts Commission

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MINUTES

September 4, 2025 AT 7:30 PM

Virtual Meeting

Members Present: Chair Ahnu Shah, Taryn Trexler, Pete Iovanella and Shervin Hawley

Members Absent: Chris Hagger and Griff Noble

Others Present: Planning and Zoning Coordinator, Beth Perry

Mr. Shah called the meeting to order at 7:31 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

Confirmed semi-approval from previous meeting. Materials difficult to access remotely but applicant shared screen.

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

****Immediately continued until September 9, 2025****

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 continue the application to the September 9, 2025 meeting. Ms. Trexler seconded the motion. Roll Call Vote Mr. Shah- Aye, Ms. Trexler -Aye, Mr. Hawley-Aye and Mr. Iovanella - 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

- Option requested to potentially use single-hinged casement windows instead of gliding windows due to price difference (~\$18,000).
- Discussion on material and color consistency; preference for white exterior finish matching existing windows.
- Board comments supportive provided material and style consistency by story level.

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

Public Hearing – Case 25-25, 115 Old Sudbury Road (Assessor’s Map H10-0502), Max Pedinoff, Applicant and Connie Steward Owner, seek a Certificate of Appropriateness to replace 3 full casement windows

Max Pedinoff was present to discuss the application with the Commission

Would like to replace windows showing signs of rot with same Pella lifestyle series aluminum-clad windows, maintaining same style and removable grille features.

Mr. Pedinoff presented photos from previous project phase and current windows to be replaced.

There were no objections to aluminum cladding or removable grills given historic context and distance from public view.

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

Public Hearing – Case 25-26, 19 Colburn Circle (Assessor’s Map J05-0353), Brooks and Andrea Barhydt, Applicants and Owners, seek a Certificate of Appropriateness to replace porch and entryway with granite and bluestone

Brooks Barhydt was present to discuss the application with the Commission

He would like to replace existing porch and stairs with granite and bluestone materials; repair foundation; install new walkway with Westport pavers.

The commission acknowledged urgency due to deterioration and moisture issues.

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

Public Hearing – Case 25-27, 68 King Philip Road (Assessor’s Map K09-0033), Brightway Energy, Applicant and Susan Carboni, Owner, seek a Certificate of Appropriateness to install 27 Solar Panels

Mark Cywinski and Josh Moratsky, Brightway Energy and Susan Carboni, Owner were present to discuss the application with the Commission

Panels placed on secondary roofs with low visibility.

Concern raised about roof shingle color; applicant/re-hopper agreed to reroof using GAF architectural charcoal shingles to better match solar panels.

Confirmation that no trees will be removed.

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

The house will be reroofed in GAF architectural style shingles in Charcoal

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

Public Hearing – Case 25-28, 925 Boston Post Road (Assessor’s Map L03-0004), John Green, Applicant and Owner, seeks a Certificate of Appropriateness to replace house identification post and number

John Green Applicant and Owner was present to discuss the application with the Commission.

Would like to replace existing house identification post. The design would be similar to a mailbox post with the numbers at the top half.

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

- 6" x 6" painted white wood post (or composite cap),
- 4 feet exposed above ground;
- 3 six-inch metal numbers on two sides for visibility to oncoming traffic.

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

Untimed Items:

Approval of Minutes from August 7, 2025

Mr. Shah made a motion to approve minutes from August 7, 2025 as submitted. Ms. Trexler seconded the motion. Roll Call Vote: Mr. Shah – Aye, Ms. Trexler- Aye, Mr. Hawley-Aye, and Mr. Iovanella-Aye

Revolutionary War Cemetery Kiosk

- Review of signage redesign including entry signs, kiosk slide, and stone wall graphics.
- Simplified kiosk design proposed after board feedback on original (reduced decorative elements, removed stars and shadows, retained key content and map).
- Font options reviewed: Times New Roman (businesslike) vs. Caslon (historical, graceful). Consensus leaning toward Caslon for historic feel.
- Discussions on stone wall representation on map graphic:
 - Board members value historic stone wall depiction to reflect local character but suggest less cartoonish, more architecturally accurate style.
 - Agreement to assist designer with creative direction to balance historical accuracy and graphic clarity.
- Material inquiries: Durable, UV-resistant laminated materials preferred for longevity and maintenance. Request for material samples for approval.
- Kiosk sign size: 48"x36", designed to be ADA compliant with legible font sizes (~12.5 points).
- Stanchion design discussed: Currently a National Park Service approved pedestal base; concern that drawings are not to scale; board requests scaled mockups and photos for better visualization.
- Placement: Confirmed at accessible location near stone wall with cooperation of DPW.
- Process for approval: Encouraged to submit COA application for signage separate from stanchion, given timeline constraints and fabrication lead times before winter.
- Typography proofing: Importance of refining justification, avoiding “widows and orphans” in text layout emphasized.
- Color proofs and Pantone matching to be obtained to ensure accurate color reproduction in final production.
- Ongoing collaboration encouraged between board members and work group outside meetings for design evaluation and refinement.

Meeting Adjourned

Mr. Shah made a motion to adjourn the meeting at 9:32pm. Mr. Hawley seconded the motion. Roll Call Vote: Mr. Shah – Aye, Ms. Trexler - Aye, Mr. Hawley- Aye and Mr. Iovanella - Aye