



Town of Sudbury

Historic Districts Commission

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MINUTES

December 4, 2025 AT 7:30 PM
Virtual Meeting

Members Present: Taryn Trexler, Chris Hagger, and Griff Noble

Members Absent: Chair Ahnu Shah, Pete Iovanella, Shervin Hawley

Others Present: Planning and Zoning Coordinator, Beth Perry,

Ms. Trexler called the meeting to order at 7:34 PM.

Public Hearing – Case 25-35, 230 Old Sudbury Road (Assessor’s Map H10-0023, David Friesorger Applicant and Owner, seek a Certificate of Appropriateness to remove and replace two door

Jim Francis, Owner was present to discuss the application with the commission. The contractor had previously submitted paperwork to remove and replace two doors (front door and side entry door). New installed doors are 20-gauge smooth steel (factory-finished), not wood. Doors were installed after the November meeting despite no certificate; a stop order was placed, and applicant returned seeking approval.

Commissioners expressed concern about change of material from original wood to metal, particularly for the front door which is highly visible from Old Sudbury Road and departs from the previous style. Historic districts are typically not like metal doors when visible from the public right-of-way.

Applicant described significant rot in existing wood doors/frames across the property and contractor recommendation for metal/composite to avoid recurring rot. Side door considered less problematic; front door style seen as a substantial departure.

Applicant offered to provide photos and invited commissioners to drive by and inspect; agreed to work with contractor if trim/paint/hardware changes could make the appearance more acceptable.

Commission requested additional information prior to the continuance hearing: photos of the installed doors, clarification from contractor about whether the metal finish can be painted or otherwise altered, confirmation of frame/trim colors and material differences between the two doors, and possibly sample replacement door designs more in keeping with colonial style to consider alternatives.

Ms. Trexler made a motion to continue the application to the January 8, 2026 meeting.
Mr. Noble seconded the motion. Roll Call Vote Ms. Trexler -Aye, Mr. Hagger-Aye and
Mr. Noble - Aye

Public Hearing – Case 25-40, 135 Peakham Road (Assessor’s Map J04-0021), Robert LeBlanc Applicant and Julie Hojman Owner, seek a Certificate of Appropriateness to replace 8 windows

Applicant did not appear at the meeting. Continued to next meeting.

Ms. Trexler made a motion to continue the application to the January 8, 2026 meeting.
Mr. Noble seconded the motion. Roll Call Vote Ms. Trexler -Aye, Mr. Hagger-Aye and
Mr. Noble - Aye

Public Hearing – Case 25-41, 52 Concord Road (Assessor’s Map K09-0008, Adelma Gillespie Applicant and Owner, seek a Certificate of Appropriateness to replace windows, repair front steps and replace door

There was not a quorum to hear this case.

Ms. Trexler made a motion to continue the application to the January 8, 2026 meeting.
Mr. Hagger seconded the motion. Roll Call Vote Ms. Trexler -Aye, Mr. Hagger-Aye and
Mr. Noble - Aye

Public Hearing – Case 25-42, 12 Harvey’s Farm Lane (Assessor’s Map H10-0201), Phil Mastroianni, Applicant and Owner, seeks a Certificate of Appropriateness to install a boulder sign

Nick Mastroianni was present to discuss the application to install a boulder sign reading “Mastroianni Farm” with the commission.

The proposed monument location is approximately 20–36 feet from the roadway, with Design Review recommending a shift forward to roughly 25 feet. The boulder will be selected from on-site fieldstone and saw-cut on one face to accommodate lettering. It will be anchored by burying six inches of the stone into a concrete pad and pinning it for stability. The sign face will measure approximately 3' x 6' with letter heights of about 11 inches. The finished face will be sawn and then lightly sandblasted or leathered to retain a natural, rough-stone appearance. The applicant proposes lettering on both sides for visibility in both directions. No lighting is planned at this time, though a dark-sky-compliant fixture may be added in the future if needed.

Ms. Trexler made a motion to approve the application as submitted with the following condition:

-Split face lightly sand blasted for a textured look

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

Public Hearing – Case 25-43, 19 Carriage Way (Assessor’s Map K04-0506), Orlando Builders LLC., Applicant and Thomas & Janette Acquaviva, Owner, seek a Certificate of Appropriateness to replace columns

Thomas Acquaviva, Applicant and Owner, was present to discuss the application with the Commission. He presented photographs and described deterioration at the bases of the existing columns. He noted that the HOA president had reviewed the proposal and confirmed that the replacement is permissible under HOA bylaws, pending HDC approval.

The proposed replacement columns are PVC.

Ms. Trexler made a motion to approve the application as submitted. Mr. Noble seconded the motion. Roll Call Vote Ms. Trexler -Aye, Mr. Hagger-Aye and Mr. Noble - Aye

Public Hearing – Case 25-44, 268 Old Sudbury Road (Assessor’s Map H09-0060), Anthony Alberico, Applicant and Owner, seek a Certificate of Appropriateness to install new wood carriage doors

Applicant did not appear at the meeting. Continued to next meeting.

Ms. Trexler made a motion to continue the application to the January 8, 2026 meeting. Mr. Noble seconded the motion. Roll Call Vote Ms. Trexler -Aye, Mr. Hagger-Aye and Mr. Noble - Aye

Public Hearing – Case 25-45, 59 Carriage Way (Assessor’s Map K04-0519), Donna Mays, Applicant and Owner, seek a Certificate of Appropriateness to install solar panels

Ashton Guinn, Contractor was present to discuss the application with the Commission. The proposed work is to install 26 black solar panels on rear/southwest-facing roof, microinverters and equipment to be mounted near the utility meter on side of house; screening vegetation in front will prevent street visibility.

Ms. Trexler made a motion to approve the application as submitted. Mr. Hagger seconded the motion. Roll Call Vote Ms. Trexler -Aye, Mr. Hagger-Aye and Mr. Noble - Aye

Untimed Items:

Approval of Minutes from November 6, 2025

Will be approved in January

Approval of Minutes from November 13, 2025

Ms. Trexler made a motion to approve minutes from November 13, 2025 as submitted. Mr. Hagger seconded the motion. Roll Call Vote Ms. Trexler -Aye, Mr. Hagger-Aye and Mr. Noble - Aye

Approve 2026 Meeting Schedule

Ms. Trexler made a motion to approve the 2026 meeting schedule moving the April the 2nd to April 9 to avoid conflict. Mr. Noble seconded the motion. Roll Call Vote Ms. Trexler -Aye, Mr. Hagger-Aye and Mr. Noble - Aye

Possible Future Agenda Items

Stewardship working group

Commissioner Chris raised the stewardship working group topic (previously discussed) and recommended scheduling a January/February agenda item to re-initiate coordination with potential partners such as the Conservation Commission, Historical Commission, Wayside Inn, and other stakeholders (e.g., properties that are both conservation and historic). Peter Benton confirmed prior conversations recommending the Conservation Commission as a partner due to historic resources on conservation lands (e.g., former mills/dam sites).

Administrative Report/Update