



Town of Sudbury

Historic Districts Commission

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MINUTES February 5, 2026 AT 7:30 PM Virtual Meeting

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

Members Absent: Chair Ahnu Shah and Shervin Hawley

Others Present: Beth Perry, Planning and Zoning Coordinator, Peter Benton, Heritage Strategies,

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

Public Hearing – Case 26-01, 84 French Road (Assessor’s Map J03-0016), Fabiano Maia, Applicant and Gabby Cefalo, Owner, seek a Certificate of Appropriateness to add dormers

Gabby Cefalo owner was present to discuss the application with the commission, contractor Murillo Vieira representing Fabiano Maia, also joined the meeting.

Ms. Cefalo presented a new one-page colored rendering and described changing the design in response to HDC feedback (more symmetrical, added shed dormers on either side, portico in center, and revised materials to all wood). Ms. Cefalo stressed financial constraints structural and wants design feedback before committing to new stamped plans.

Commissioners’ feedback:

General support for adding dormers to bring light into the second floor and for the effort to produce a more proportioned design than prior submission.

Concern about lack of consistency among dormer types: currently mixture of shed dormers, A-frame (gable) dormers, and an arched/circular dormer — these different styles create a mismatched composition.

Commissioners suggested two paths for clearer direction: (a) standardize dormer types across the front (e.g., all shed or all gable/A-frame) or (b) present two schematic options (one with shed dormers, one with A-frame) for comparison. Pete suggested possibly combining the three middle dormers into one large shed dormer to improve coherence.

Ensure dormers align with window placements below or plan for future lower-floor window changes to relate to the new upper-floor fenestration; submit to-scale drawings, elevations, trim

details, and roof plan showing dormer-roof intersections; provide materials/specs (wood siding, trim details) and accurate proportional drawings.

Ms. Trexler made a motion to continue the application to the March 5, 2026 meeting. Mr. Hagger seconded the motion. Roll Call, Ms. Trexler -Aye, Mr. Hagger-Aye, Mr. Iovanella-Aye and Mr. Noble – Aye

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

Jim & Jevon Francis, Owners and Caio Torres, WindowNation Representative were present to discuss the application with the commission.

The applicants provided a set of door style options from their vendor. Commissioners preferred two options: style labeled “006” (six-panel raised) and the more transitional style (identified in the packet as 002/440 or similar). Chris preferred a 4-panel if available but acknowledged none were shown in the vendor materials; commissioners agreed that a 4-panel would be acceptable if the vendor supplies one.

Material/finish: Vendor offers fiberglass doors with wood-grain skins, smooth painted options, and various color/skin options. Commissioners reiterated the HDC preference for smooth finishes over faux wood-grain finishes in previous discussions. Applicants said the vendor’s product is fiberglass with a simulated wood skin; they cannot guarantee solid wood construction. The side door (previously installed) will be replaced/modified to match the front door and color.

Follow-up requested: Submit manufacturer/specification materials, color/finish samples, and any additional door options (including 4-panel if available). Beth to receive the materials for distribution to the Commission. Applicants preferred to narrow choices and return with final material info.

Ms. Trexler made a motion to continue the application to the March 5, 2026 meeting. Mr. Hagger seconded the motion. Roll Call Vote Ms. Trexler -Aye, Mr. Hagger-Aye, Mr. Iovanella-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

Mr. Noble recused himself from this discussion.

Adelma Gillespie, applicant and Owner was present with her son Tripp Lilliston to discuss the application with the Commission.

Ms. Gillespie seeks guidance on replacement windows because restoration estimates were high and storms currently obscure historic sash. She's trying to balance energy efficiency and historic appearance and asked which manufacturers/styles the HDC typically finds acceptable.

Commissioners reiterated the HDC preference to retain and repair original historic windows where feasible; replacement is considered only when restoration is infeasible. Documentation required: window-by-window inventory, photos, measured elevations, and evidence that restoration is not practical or is cost-prohibitive. Commissioners noted that interior storm options or low-profile exterior storms are possible compromises and that some proprietary interior storm/inset systems have worked well for neighbors.

Commissioners mentioned historically approved makers (e.g., Marvin, Pella, Green Mountain, Gambrel-style/custom wood windows) and advised researching manufacturers known to produce wood windows that match historic profiles. Commissioners stressed that replacement windows must match original sizes, proportions, muntin patterns, and trim profiles (not the smaller size created by the storm units).

Commissioners suggested a site visit to assess the situation and get the Chair (Ahnu, an architect) to review—subject to town protocols for site visits and coordination with staff. Beth will coordinate with Chair to determine feasibility of a site visit or an in-field staff-led review.

Ms. Gillespie is to present prepared measured elevations and include gutter/profile details if seeking approval for gutters at same time. She will compile restoration and replacement cost quotes for comparison and to document financial hardship if applicable.

Ms. Trexler made a motion to continue the application to the March 5, 2026 meeting. Mr. Iovanella seconded the motion. Roll Call Vote Ms. Trexler -Aye, Mr. Hagger-Aye, Mr. Iovanella-Aye and (Mr. Noble is an abutter)

Public Hearing – Case 26-02, 72 Wayside Inn Road (Assessor's Map L03-0002), Sean P. Cryts, Applicant and Steve Pickford for the Owner, seek a Certificate of Appropriateness to replace 15 sash sets

Ms. Trexler made a motion to accept the withdrawal without prejudice. Mr. Hagger seconded the motion. Roll Call Vote Ms. Trexler -Aye, Mr. Hagger-Aye, Mr. Iovanella-Aye and Mr. Noble -Aye

Public Hearing – Case 26-03, 95 Peakam Road (Assessor's Map K04-0005), Orikkalapat Prem Das and Nisha Thakrar, Applicants and Owners, seek a Certificate of Appropriateness to add a post and rail fence

Prem Das and Nisha Thakrar were in attendance to discuss their application with the commission. They would like to Add a two-rail post-and-rail cedar fence (approx. 42" high) along a front lawn section, with galvanized mesh on the interior to keep dogs in.

Commission reviewed materials and photos showing the existing similar fence on site; commissioners approved cedar two-rail fence with interior galvanized mesh (mesh unobtrusive and unpainted is fine). Confirmed max height ~42 inches and recommended cedar posts and rails. Applicant indicated mesh would be galvanized and not painted and confirmed cedar for new fence (existing had pressure-treated wood on other sections).

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, Mr. Iovanella-Aye and Mr. Noble -Aye

Approval of Minutes from January 8, 2026

Ms. Trexler made a motion to approve minutes from January 8, 2026 as amended. Mr. Noble seconded the motion. Roll Call Vote Ms. Trexler -Aye, Mr. Hagger-Aye, Mr. Iovanella-Aye and Mr. Noble – Aye

Eagle Scout Project Update

Theo Bowne presented a proposed sign/kiosk design and timeline (hopes to submit formal application for March 5 hearing; application deadline Feb 12). Design modeled on other town signs: cedar posts (4x4s), framed informational panel, cedar shingle roof, shingled overhang (approximately 28" wide total). He asked for guidance about post installation details (post anchors/brackets vs. setting post directly in concrete or using post-set products). Commissioners advised: use concrete footings and cast bracket anchors (Simpson Strong-Tie type anchors) to avoid rot from wood buried in concrete and recommended 4–6 inches of concrete above grade with slope for drainage. Suggested adding all dimensions, material specifications, and photos of reference signs to his

Historic Guidelines Update

Peter Benton and Elizabeth (staff/consultant) plan a workshop to discuss draft design principles and differences among HDC districts. Beth Perry will follow up on Doodle poll availability; likely an hour or hour-and-a-half workshop scheduled in February. Topics: preservation vs. appearance emphasis; district-specific guideline approaches.

Revolutionary War Cemetery Signage

Jan Costa reported progress: kiosks and stanchions are in production and due for delivery in February to DPW. One outstanding item: finish of the white entrance sign (matte laminate finish vs. traditional applied-letter/applique wooden signs). The work group and contractor produced a proof with black text on white matte laminate for the sign; the group prefers the richer black-on-white and feels it's an improvement. Some members (and a District Commissioner representative) still had reservations about the laminate finish versus traditional applique wood signs, but the work group lacks budget and bandwidth to pursue higher-cost ceramic or custom applique solutions. The Commission voted to approve the entrance sign finish as presented by

the project workgroup to allow production and installation in time for the town's 250th celebration (May 16th timeframe).

Ms. Trexler made a motion to adjourn the meeting at 10:11pm. Mr. Hagger seconded the motion. Roll Call Vote Ms. Trexler -Aye, Mr. Hagger-Aye, Mr. Iovanella-Aye and Mr. Noble – Aye