



Town of Sudbury

Historic Districts Commission

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

Members Present: Chair Ahnu Shah, Taryn Trexler, Chris Hagger, Pete Iovanella, Griff Noble and Shervin Hawley

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

Mr. Shah called the meeting to order at 7:32 PM.

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 Francis presented proposed replacement door options and colors (red, green, blue); door is ProVia Ascent 006 in smooth fiberglass finish (painted). Commission requested smooth finish if painted (no woodgrain under paint). Both Benjamin Moore Red Rock (2005-10) and Caldwell Green (HC-124) were acceptable to commissioners; side door to match.

Mr. Shah made a motion to approve the application for 230 Old Sudbury Road with the following conditions:

ProVia Ascent 006 smooth fiberglass door (painted) with raised panel profile; paint color to be either Benjamin Moore Red Rock 2005-10 or Benjamin Moore Caldwell Green HC-124; side door to be painted to match.

Ms. Trexler seconded the motion. Roll Call Vote Mr. Shah -Abstain, 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.

Applicant, Adelma Gillespie, presented detailed drawings and product specs (Pella Preserve wood casement, Marvin Ultimate wood double-hung, Simpson storm doors, granite steps, iron railing, fiberglass gutters). Commission asked that the Ms. Gillespie submit PDFs of all

drawings/specs to the planning office.

Commissioner emphasized preservation of original windows on the main volume and that any color changes other than white required return to the Commission.

Mr. Shah made a motion to approve the application for 230 Old Sudbury Road with the following conditions:

Gutters: smooth round downspouts, fiberglass gutters to match profile of existing wood gutters; replace one short aluminum stretch with fiberglass to match

Patio: remove brick patio on south side and replace with garden

North Side: replace door with wood two over two per manufacturer sheet as submitted, to be painted black.

Remove two windows and replace with wood siding, painted white to match existing

South Side: basement windows to be replace with wood windows painted white to match existing

Entrance Door: new granite steps and iron railing, install double storm doors from Simpson to be painted black

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

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 and Bill Martin, architect presented revised plans showing all dormers changed to A-frame (gable) shapes and submitted additional drawings Monday prior to meeting. Ms. Cefalo explained budget constraints and possibility of phased work (phase two to replace first-floor windows later).

Mr. Shah emphasized that the Commission’s mission prioritizes preserving historic character and requires thoughtful, coherent architectural design (scale, proportion, unity).

Key design critiques: oversized and dissimilar dormers; mismatch of window proportions between first and second floors; portico/roof detailing lacks coherent profiles and trim dimensions; inadequate side elevations showing massing and dormer impact from public way.

Ms. Cefalo should return with more conceptual sketches rather than full stamped construction plans to avoid incurring unnecessary architect costs; present a clear program/list of interior needs so architect can propose harmonious solutions; consider precedent Cape examples (e.g., center

gabled dormers, single continuous dormer, or concentrating dormers to rear) and explore improving entry portico to increase presence; applicant to consider a phase-two illustrative plan (timeline) so Commission can assess interim visual impact.

Mr. Shah made a motion to continue the application to the April 9, 2026 meeting. Mr. Hagger seconded the motion. Roll Call, Mr. Shah-Aye, Ms. Trexler -Aye, Mr. Hagger-Aye, Mr. Iovanella-Aye and Mr. Noble – Aye

Public Hearing – Case 26-04, 377 Concord Road (Assessor’s Map G09-0014), Marvin Replacement, Richard Fallone, Applicant and Bahroz Hussain, Owner, seek a Certificate of Appropriateness to replace 5 windows

Kevin Doherty of Marvin Replacement requested ministerial approval to replace five existing wood windows with fiberglass windows in a like-for-like configuration with a six-over-six muntin pattern.

Commissioners noted the property is located within the Town Center Historic District and stated that wood windows are preferred for street-facing elevations. Commissioners recommended wood windows with simulated divided lights (SDL) and adhered interior and exterior muntin’s to maintain the historic appearance.

Mr. Shah made a motion to continue the application to the April 9, 2026 meeting. Ms. Trexler seconded the motion. Roll Call, Mr. Shah-Aye, Ms. Trexler -Aye, Mr. Hagger-Aye, Mr. Iovanella-Aye and Mr. Noble – Aye

Public Hearing – Case 26-05, 26 Concord Road (Assessor’s Map K09-0017), George Connor, Applicant on behalf of Memorial Congregational Church, Owner, seek a Certificate of Appropriateness to replace shingles on roof

Applicant, George Connors proposed replacing entire church roof (sanctuary + school wing) with charcoal architectural shingles (replacing mixed three-tab and older architectural shingles). Commission approved the use of charcoal architectural shingles to replace the failing three-tab roof; commissioners noted longevity benefit and general appropriateness.

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

Public Hearing – Case 26-06, 0 Water Row (Assessor’s Map H11-0015), Theo Bowne, Applicant and Town of Sudbury, Owner, seek a Certificate of Appropriateness to replace informational sign

Theo Bowne presented detailed plans, 3D model, materials list, and supplier references for a new cedar-shingled sign with a small roof/overhang. If visible knotty cedar acceptable; if hidden pressure-treated wood is acceptable; stainless fasteners recommended to avoid staining.

Mounting options discussed: (a) post directly in-ground (with soil backfill), (b) posts set into poured concrete, (c) Sonotube with bracket anchors. Building inspector recommended posts in concrete; Commission preferred either in-ground without concrete or heavy-duty anchoring into concrete with appropriate bracket design — consensus: applicant to research options (stability, durability, longevity) with Sudbury Lumber and Simpson/anchor suppliers and decide; applicant to notify planning office/email for the record before construction. Contractor and commissioners discussed best practices to maximize life and ease of future maintenance/replacement

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

- Knotty pine is acceptable
- Pressure treated lumber on framing in less visible areas is acceptable
- Posts to be buried in the ground without concrete or mounted with structurally suitable brackets on concrete sonotubes based on applicants research on structural stability, longevity, and maintenance
- Fasteners to be stainless steel

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

Approval of Minutes from February 5, 2026

Mr. Shah made a motion to approve minutes from February 5, 2026. Mr. Hawley seconded the motion. Roll Call Vote Mr. Shah-Aye, Ms. Trexler -Aye, Mr. Hagger-Aye, Mr. Iovanella-Aye, Mr. Noble – Aye and Mr. Hawley - Aye

Approval of Minutes from February 24, 2026

Mr. Shah made a motion to approve minutes from February 24, 2026. Mr. Hawley seconded the motion. Roll Call Vote Mr. Shah-Aye, Ms. Trexler -Aye, Mr. Hagger-Aye, Mr. Iovanella-Aye, Mr. Noble – Aye and Mr. Hawley - Aye

Historic Guidelines Update

Continue drafting guidelines sections (district descriptions, building types, process) and circulate text drafts and mock-up graphics on rolling basis; schedule next workshop in April

Taryn Trexler Membership renewal

Commission voted to recommend reappointment of Taryn Trexler to the Historic Districts Commission and will forward recommendation to the Select Board. Motion made and seconded; approved unanimously.

Mr. Shah made a motion to adjourn the meeting at 10:22pm. Ms. Trexler seconded the motion. Roll Call Vote Mr. Shah-Aye, Ms. Trexler -Aye, Mr. Hagger-Aye, Mr. Iovanella-Aye and Mr. Noble – Aye

Possible Future Agenda Items

CPC Application for Research on Districts

Stewardship working group with conservation