



Town of Sudbury

Historic Districts Commission

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MINUTES May 7, 2026 AT 7:30 PM Virtual Meeting

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

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

Ms. Trexler called the meeting to order at 7:32 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 and Joe Cefalo returned with revised plans for dormers at 84 French Road, including an updated structural plan and a portico design. They initially explored a double-window look in the dormers, but after commissioner feedback and their own review, they said they were comfortable proceeding with the single-window plan submitted by their architect. The commission discussed the appropriateness of the dormer proportions, the portico, the column design, and the use of Anderson 100 Series windows with white exterior grilles and cladding; the roof would be resingled in GAF Timberline HDZ charcoal, and the door would be stained mahogany.

Commissioners generally supported the single-window dormer design and felt the alternate double-window rendering looked forced and out of scale. The commission noted that the portico column volume and massing should be more in scale with the overall portico, and asked that updated portico-column materials be submitted to the planning department for review by the chair before the COA is issued. The commission then voted to approve the application as submitted with those added conditions and a statement that, although wood true divided-light windows are normally preferred, the home is not historic and sits within an area mixing late-20th-century construction with historic homes.

Ms. Trexler made a motion to approve the application as presented on May 7, 2026 meeting with the following conditions:

- All windows on the front of the house to be updated as part of the same project in the same timeframe
- Trim and detailing on dormer and portico to match in proportion and style to existing trim details
- Exterior grilles and cladding on all windows to be white color

- Roof to be reshingled in GAF Timberline HDZ in Charcoal
- Door to be stained mahogany
- Updated materials to be provided to the Planning Department for review by the Chair of the HDC before a CoA for the following
 - Detailing of portico columns; Commission preference for column volume and massing to be more in scale with overall portico

The commission also notes that these are not windows that the historic district usually approves. Our preference is always for wood, true divided light windows, as stated in the guidelines. However, this house is not historic. It is within an area of the district that has a mix of late 20th century construction and historic homes. For these reasons, the HDC finds these windows an appropriate solution for this application.

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

Public Hearing – Case 26-10, 84 French Road (Assessor’s Map J03-0016), Gabby Cefalo, Applicant and Owner, seeks a Certificate of Appropriateness to install fencing around proposed pool

Gabby Cefalo, owner of 84 French Road, sought a certificate of appropriateness to install fencing around a proposed pool. The proposed fence was described as black metal, approximately 4.4 feet high with 6-foot-wide panels, with the portion visible from the street limited to the more formal black metal fence and the rest transitioning to black chain link in the woods. Commissioners asked about the fence path, gate placement, and height, and the applicant confirmed there would be two black metal gates for access.

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

Public Hearing – Case 26-08, 46 Robert Best Road (Assessor’s Map J05-0362), Samir Moussa, Applicant and Owner, seeks a Certificate of Appropriateness to replace roof shingles

Samir Musa presented a request to replace the entire roof shingles on the house, garage roof, and shed due to winter ice damage. The proposed shingles were a pewter gray / darker charcoal-gray color, and the applicant stated the contractor recommended a close match to the existing roof. Commissioners confirmed that the application covered the full roof and that no gutters were included. The commission approved the application as submitted, and the applicant noted that gutters could be brought back in a future application if needed.

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

Public Hearing – Case 26-09, 132 Peakham Road (Assessor’s Map J04-0020), Edmund Stanton, Applicant and Owner, seeks a Certificate of Appropriateness to replace windows, front door and siding

Edmund Stanton requested approval to replace older front and visible side windows, the front door, and front siding at 132 Peakam Road. He proposed Anderson 400 Series Woodwright windows with simulated divided lights, full-frame replacement, wood clapboard siding, black shutters, and a black front door with sidelights; he also noted the home has existing storm windows that would be removed. Commissioners said the application lacked enough detail, especially close-up photos of existing conditions, photos or specs of the proposed shutters, and clearer information on the window profiles and door details. The commission continued the case to the June 4, 2026 meeting and asked for a detailed information list to be emailed to the applicant.

Ms. Trexler made a motion to continue the application to the June 4, 2026 meeting. Mr. Hagger seconded the motion. Roll Call, Ms. Trexler -Aye, Mr. Hagger-Aye, Mr. Iovanella-Aye, Mr. Noble – Aye and Mr. Hawley - Aye

16 Rice Road

Fred Bowne presented an informal preview of a future application to replace the red barn roof at 16 Rice Road. He explained that the existing three-tab asphalt shingles are deteriorating and that the goal is to replace them with Owens Corning Estate Gray architectural asphalt shingles, similar in manufacturer and general style to the garage roof previously approved in 2024. Commissioners were receptive and said the project seemed like a straightforward improvement; the applicant planned to submit photos and a sample image with the June application.

Approval of Minutes from April 6, 2026

To be approved June 4, 2026

Approval of Minutes from April 9, 2026

Mr. Shah made a motion to approve minutes from April 9, 2026 as amended. Mr. Hagger seconded the motion. Roll Call Vote Mr. Shah-Aye, Ms. Trexler -Aye, Mr. Hagger-Aye, Mr. Iovanella-Aye and Mr. Noble – Aye

Design Guidelines update

Peter Benton presented his work on the design-guidelines update, summarizing research into Sudbury’s historic districts, building types, and architectural styles. He emphasized the strength of Sudbury’s Georgian, Federal, and Greek Revival buildings, and described how later styles often layered minor stylistic changes onto older vernacular forms. Commissioners suggested adding more discussion of vernacular architecture and barns, and asked Peter to incorporate updated district information, including the new King Philip district inventory form.

Peter said he would send the text of most chapters by the end of May, with materials organized under themes such as materials, features, and new construction/additions. The commission agreed to circulate Peter's work and the King Philip district inventory more broadly for review.

Carding Mill Discussion

The commission discussed the Carding Mill site visit and the related Conservation Commission meeting. Commissioners agreed that the immediate priority is stabilizing or repairing the dam before broader work can move forward, and that the building itself should be safeguarded against further deterioration. They discussed the possibility of a memo to the Conservation Commission summarizing the commission's priorities: restoration of the mill exterior, repair of the dam, improved site access, consideration of future public use, and possible CPC funding support for studies or stabilization work.

Commissioners also discussed whether to coordinate a site visit with town leaders and whether a historic structures report or a targeted stabilization study would be the best next step. They agreed a follow-up memo could be drafted for June.

RR Section House & So. Sudbury Train Station

The commission received an update on negotiations with the MBTA for long-term control of the railroad section house and South Sudbury train station. The town is reportedly close to signing a long-term license for both buildings, and the next steps will involve deciding future uses and potentially seeking CPC funding for exterior restoration. Discussion included the idea of a passive railroad exhibit at the South Sudbury station, opening the buildings for rail-trail events, and the possibility of future public-facing uses once the town secures the lease.

Possible Future Agenda Items

Nothing at this time

Administrative Report

Nothing at this time