



Town of Sudbury

Historic Districts Commission

HistoricDistricts@sudbury.ma.us

Flynn Building
278 Old Sudbury Road
Sudbury, MA 01776
978-639-3387
Fax: 978-639-3314
www.sudbury.ma.us/historicdistricts

MINUTES July 2, 2026 AT 7:30 PM Virtual Meeting

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

Others Present: Beth Perry, Planning and Zoning Coordinator

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

Public Hearing – Case 26-12, 353 Boston Post Road (Assessor’s Map K09-0051), Cliff Conti-Metro Sign Applicant and Laura Palumbo, Owner, seek a Certificate of Appropriateness to install a sign

Cliff Conti of Metro Sign presented three updated designs the Commission focused on the smaller options.

Ms. Trexler clarified prior sign dimensions and corrected an earlier statement: previous signs at this address had been approved at 6 ft 2 in by 2 ft, not 6 ft 4 in by 2 ft.

Ms. Trexler reviewed precedent from the last five years for 353 Boston Post Road and nearby properties, noting consistent sign sizes across 353, 357, and 361 Boston Post Road.

The applicant expressed that the sign looked too small at the Commission’s preferred size and requested more flexibility.

Commissioners emphasized consistency, fairness to neighboring properties, and the existing design precedent in the district.

Mr. Hawley noted the proposed red sign was already visually strong and would not lose impact at the smaller size.

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

- sign shall be no more than 74 inches wide by 24 inches tall.

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

Public Hearing – Case 26-15, 18 Wolbach Road (Assessor’s Map H11-0100), John Mancini, Applicant and Sudbury Valley of Trustees Owner, seek a Certificate of Appropriateness to replace deck

Davnet Conway, Executive Director Sudbury Valley Trustees, Applicant requested permission to use AZEC composite decking in Coastline Gray instead of wood. The proposal focused on replacement of decking only; no changes to rails or risers were proposed.

Ms. Conway explained the deck is far from the public way, generally about 500 feet away and heavily obscured by trees, shrubs, and the barn itself.

Current deck conditions and historic context were shown, including prior use as a cattle ramp. The Commission discussed visibility and whether a composite product is appropriate on a historic property and were generally comfortable with composite because the deck is not visible from the road.

Mr. Hagger made a motion to approve the application for the decking material only railings and risers remain the same approval. Ms. Trexler seconded the motion. Roll Call, Ms. Trexler -Aye, Mr. Hagger-Aye, Mr. Hawley-Aye, Mr. Iovanella-Aye, and Mr. Noble-Aye

Public Hearing – Case 26-16, 365 Boston Post Road (Assessor’s Map K08-0026), Dave Shafran, Applicant and Old World Realty Trust c/o Intrum Corp, Owner, seek a Certificate of Appropriateness to install a sign

Dave Shafran applicant was present to discuss the application with the commission. He would like to install a single exterior sign for 20 West Legal on the parking lot side of the building. The sign would be mounted on the rear/parking-lot-facing side of Mill Village.

Ms. Trexler confirmed the sign was for the parking lot side only and that the Commission had jurisdiction because the parking lot counts as public right-of-way.

The applicant explained the office is on the second floor and that clients sometimes have trouble finding the entrance.

Commissioners questioned the sign’s placement high on the wall, noting that it appeared visually off-center and might not clearly direct visitors to the entrance and suggested the sign would look better centered vertically in the panel space.

Ms. Trexler noted the Design Review Board had suggested a larger sign, but the HDC needed to balance visibility with the historic character of the building.

The Commission also discussed sign finish and mounting details.

Ms. Trexler made a motion to approve the application with the following conditions:

- Sign shall be no more than 77 inches wide by 18 inches tall.
- Sign shall be centered vertically within the designated panel area.
- Sign shall be centered between the two second-floor windows.
- Bolts must be countersunk and filled or painted to blend in.
- Sign shall have a matte finish.

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

Public Hearing – Case 26-17, 419 Concord Road (Assessor’s Map G09-0013), Wilson Valdez, Applicant and Lisa Bishop Owner, seek a Certificate of Appropriateness to replace skylight, replace surrounding shingles, flashing and fix framing

The application was to replace a skylight and surrounding shingles, flashing, and fixed framing.

The work had already been completed before the current owner purchased the property.

The applicant was not present; Peter Juergensen, the new owner, attended to explain the situation.

Peter stated the work was done before he bought the house and said it is not visible from the public way.

Ms. Trexler noted the Commission did not receive a roof plan and had to rely on MLS photos.

There was discussion about whether the matter should be continued, but the Commission decided it could act on the application.

Ms. Trexler made a motion to approve the application noting the work was like for like replacement and minimally visible from the public right of way. Mr. Iovanella seconded the motion. Roll Call, Ms. Trexler -Aye, Mr. Hagger-Aye, Mr. Hawley- Aye, Mr. Iovanella-Aye, and Mr. Noble-Aye

Public Hearing – Case 26-18, 199 Dutton Road (Assessor’s Map J03-0002), Stephanie and Julius Krein, Applicants and Owners, seek a Certificate of Appropriateness to install fencing

Stephanie Krein, Applicant and owner would like to replace a temporary fence with a permanent 3-rail split rail fence around the front vegetable garden. Fence to be made of non-pressure-treated wood, likely black locust. A black vinyl-coated welded wire insert would be placed inside the fence.

Commissioners found the proposal straightforward and visually compatible with the property.

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

Public Hearing – Case 26-19, 4 Maynard Road (Assessor’s Map G08-0012), Mona Reese, Applicant and Sebouh Arakelian, Owner, seek a Certificate of Appropriateness to install roof mounted photovoltaic (PV) system solar panels

Mona Reese, applicant and Sebouh Arakelian, owner were present to discuss the application with the commission.

The request is to install 31 roof-mounted solar panels on a 1927 Dutch Colonial home. Panels would be on multiple roof planes, including front-facing portions visible from Maynard Road. Panels would be flush-mounted and black, with matching dark shingles. Conduit and equipment would be minimized and placed discreetly near the utility meter.

Ms. Trexler explained that the home is the last house in the Town Center Historic District and that the front gambrel roof is a defining historic feature.

The Commission discussed precedent against approving solar on primary front roof facades of historic homes, and were uncomfortable with panels on the front roof plane, though they might be open to panels on a secondary roof or garage if feasible.

The applicant argued that moving panels to the garage would reduce performance and make the project less viable, and also stated that the garage had poor solar characteristics and could not accommodate the same number of panels.

The Commission discussed whether some panels could be shifted to less visible areas or omitted from the front-facing roof.

Sebouh emphasized the financial and environmental importance of the project and asked why similar solar work had been allowed on nearby non-historic homes.

Taryn clarified that neighboring non-historic homes are reviewed differently and that landscaping cannot be relied upon because it may change in the future.

Ms. Trexler made a motion to continue until August 6, 2026. Mr. Hagger seconded the motion. Roll Call, Ms. Trexler -Aye, Mr. Hagger-Aye, Mr. Hawley- Aye, Mr. Iovanella-Aye, and Mr. Noble-Aye

Public Hearing – Case 26-20, 72 Wayside Inn Road (Assessor’s Map L03-0002), Sean Cryts, Applicant and Steve Pickford on behalf of Wayside Inn Corp., Owner, seek a Certificate of Appropriateness to replace windows, wood sills, and exterior casings

Sean Cryts-Historic Window and Door, Applicant, Wayside Inn Corporation / represented by Victor Sulkowski owner and Duane Houghton, Early American Restoration were present to discuss the application with the commission.

Large multi-phase window project at the Wayside Inn. Includes both restoration and replacement work, with different treatments depending on window age and condition.

Historic windows toward the front would be restored; more modern and deteriorated windows toward the back would be replaced. Replacement windows would use South American mahogany, true divided light, and mixed historic-style glass. Interior storm windows were discussed as a possible later phase for energy efficiency.

Mr. Sulkowski gave a detailed overview of the overall plan and the 140 total windows across the property. Mr. Cryts described the condition of the existing windows, including rotten casings, failed sills, and poor-quality later replacements. Mr. Houghton described the restoration work for the windows designated for repair.

Mr. Hagger asked several questions about glass type, historic appearance, and whether the work aligned with earlier Commission concerns.

Mr. Cryts clarified that the new replacement windows would use single thick glass, not insulated glass units, and would be more historically accurate than the previous Ford Room work.

The Commission discussed basement windows and kitchen windows, especially the kitchen utility openings that looked out of character.

Ms. Trexler made a motion to approve the application with the following conditions:

-the three sets of kitchen utility windows shall be replaced with 6-light hopper swing-out windows with true divided lights

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

Public Hearing – Case 26-21, 424 Concord Road (Assessor’s Map G10-0201), Sean Barnacoat, Applicant and Owner, seek a Certificate of Appropriateness to pave an existing dirt driveway

Sean Barnacoat Applicant and Owner was present to discuss with the commission that he would like to pave an existing dirt/gravel driveway with asphalt, there would be No change to layout, footprint, vegetation, or stone walls. The house is a 1950 home in a neighborhood where many homes already have asphalt driveways.

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

Public Hearing – Case 26-22, 26 Concord Road (Assessor’s Map K09-0017), Jane Hightower Roddy, Applicant and Gail Wright, Clerk on behalf of Memorial Congregational Church, Owner, seek a Certificate of Appropriateness to replace windows

Jane Hightower Roddy, applicant was present to discuss the application with the commission.

The proposal is to replace a large number of windows in the Sunday school wing / church-related structures. Proposed products included vinyl-style rolling windows; the applicant indicated budget constraints were significant.

Ms. Trexler said the application was hard to follow and requested more detailed photos and clearer identification of which windows were being replaced and that the Commission generally does not approve vinyl windows and suggested aluminum-clad or fiberglass windows with simulated divided lights could be more appropriate.

Mr. Hagger noted the application lacked a locus map and needed more detail about the building’s relationship to public streets.

The applicant explained that some of the windows are visible from Church Street, while others are in an interior courtyard and not visible from public view. The Commission noted that windows not visible from the public right-of-way are outside its jurisdiction.

The applicant asked whether the visible windows could be done differently from the less visible ones, and requested examples of similar approvals, and Taryn referenced St. Elizabeth’s and other comparable church projects

Taryn and Chris indicated they would likely need a site visit and more documentation to evaluate the project properly.

The Commission requested:

Complete photos of all facades with windows to be replaced, A locus map with street views, Additional detail on window specifications and visibility, A site visit was also discussed.

Ms. Trexler made a motion to continue until August 6, 2026. Mr. Hagger seconded the motion. Roll Call, Ms. Trexler -Aye, Mr. Hagger-Aye, Mr. Hawley- Aye, Mr. Iovanella-Aye, and Mr. Noble-Aye

Public Hearing – Case 26-23, 16 Carding Mill Road (Assessor’s Map L03-0349), Matthew Chase, Applicant and Owner, seek a Certificate of Appropriateness to remove sunroom wall and roof structure to create an open deck, repaint house, and addition of gutters

Matthew Chase, applicant and Owner was present to discuss the application with the commission. The desire is to remove an existing sunroom wall and roof structure to restore an

open deck, Repaint the house, Add gutters. Paint and gutters had been approved previously but were resubmitted since work had not yet been done.

Mr. Chase explained the house is non-historic and the deck addition dates to 1992. He said the visible portion of the sunroom is only partially seen from Carding Mill Road and mostly not visible from public areas. He presented an AI-rendered image of the deck without the sunroom. Commissioners had no concerns about the paint or gutters. Taryn approved the idea of offering multiple paint swatches.

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

Public Hearing – Case 26-24, 925 Boston Road (Assessor’s Map L03-0004), Cleomar Batista Filho, Applicant and Melisa and John Green Owners, seek a Certificate of Appropriateness to replace windows and replace roof shingles

Cleomar Filho and John Green were present to discuss the application with the commission.

They would like to replace windows in the garage portion of a house that is partially within the historic district. Replace roof shingles on the property architectural asphalt shingles in charcoal gray would be used. The garage windows were proposed as vinyl replacements with matching grills.

Ms. Trexler noted that only part of the house is within the district and that the historic line cuts through the property near the side patio / garage area. The house itself is largely vinyl and not historic; only the garage windows and part of the roof fall within the review area.

The applicants explained the garage windows are in poor condition and that the visible portion of the property is set far back from the road.

The Commission discussed whether the garage windows should match the main house more closely and agreed the project was acceptable given the limited historic visibility and the non-historic character of most of the property.

Ms. Trexler made a motion to approve the application with the following conditions:

- Roof shingles shall be architectural shingles in charcoal gray.
- The garage windows may be changed to 9-over-9 to match the main house.

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

The Commission noted that the house is not historic, is only partially in the district, is significantly set back, and sits in an area with mixed late-20th-century and historic development.

Approval of Minutes from June 4, 2026

Ms. Trexler made a motion to approve minutes from June 4, 2026 as amended. Mr. Hagger seconded the motion. Roll Call Vote Ms. Trexler -Aye, Mr. Hagger-Aye, Mr. Hawley-Aye, Mr. Iovanella-Aye, and Mr. Noble-Aye,

Historic Preservation update-Was not discussed

CPC Funding for future work -Was not discussed

Possible Future Agenda Items- Nothing at this time

Administrative Report -Nothing at this time

Ms. Trexler made a motion to adjourn the meeting at 10:34pm. Mr. Hagger seconded the motion. Roll Call Vote Ms. Trexler -Aye, Mr. Hagger-Aye, Mr. Hawley-Aye, Mr. Iovanella-Aye, and Mr. Noble-Aye