



Town of Sudbury

Historic Districts Commission

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MINUTES

September 3, 2026 at 7:30 PM

Virtual Meeting

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

Others Present: Beth Perry, Planning and Zoning Coordinator

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

CONTINUED-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*

**The applicant, Mona Reese, withdrew the application, the owner, Sebouh Arakelian resubmitted the application in his name*

Mr. Arakelian described revisions to the proposal, including removal of three panels from the Hudson Road side and removal of panels from the main roof facing Maynard Road. The commission discussed panel placement and visibility, and the applicant clarified the location of the mechanical equipment.

Mr. Shah made a motion to approve the application as discussed on September 3, 2026 with the following conditions:

- Panels on the main roof facing Maynard Road shall be removed.
- At the applicant’s discretion, the same style of panels may be added back on the first-floor roof facing Hudson Road.
- The same style of panels may also be added on either or both sides of the garage roof.
- A revised array layout plan shall be submitted to the Planning Office before installation.

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

Public Hearing – Case 26-26, 26 Concord Road (Assessor’s Map K09-0017), David Spatara, Applicant and Rev. Tom O’Brien Owner, seek a Certificate of Appropriateness to new post and panel sign

The applicant presented a revised sign design incorporating commission feedback. The commission discussed the sign proportions, typography, material choices, post material, and lighting.

The commission approved the sign design and continued the lighting portion for further review.

Mr. Shah made a motion to approve the application as submitted on September 3, 2026 with the following conditions:

- The sign shall be painted PVC with cut vinyl lettering.
- The applicant shall refine the typography and reduce the prominence of the number “26.”
- The posts shall be pressure-treated posts sleeved and capped in painted PVC.
- The applicant shall return with lighting specifications, including fixture details, shielding, and related information, for review on October 1, 2026.

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

Public Hearing – Case 26-27, 419 Concord Road (Assessor’s Map G09-0013), Peter Jurgensen, Applicant and Owner, seeks a Certificate of Appropriateness to renovate barn

Peter Jurgensen and architect Jeffrey Shantz presented revised plans, including French doors, new window treatment for the eyebrow dormer, roof repairs on detached buildings, and treatment of the chimney. The commission discussed the chimney, eyebrow window, skylights, and roof materials.

Mr. Shah made a motion to approve the application as discussed on September 3, 2026 with the following conditions:

- The chimney shall remain and be rebuilt exactly as it exists now.
- The roof on the outbuilding toward Concord Road may be repaired using the same roofing proposed for the rear outbuilding.
- The application lights shall match the fixture shown in the photograph and existing house lighting.
- The commission is open to a revised eyebrow window design, but the applicant must return with a proposed design if the window is to change.
- The copper roof on the eyebrow dormer shall remain as is, though cleaning is permitted.

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

Public Hearing – Case 26-28, 161 Peakham Road (Assessor’s Map J05-0337), Patricia and Albert Cappelloni, Applicants and Owners, seek a Certificate of Appropriateness to fill in swimming pool and remove all related structures.

Mr. Cappelloni stated that the pool had structural issues, had not been used for several years, and would be more costly to repair than fill in.

Mr. Shah made a motion to approve the application as submitted on September 3, 2026. Ms. Trexler seconded the motion. Roll Call, Mr. Shah-Aye, Ms. Trexler-Aye, Mr. Hagger-Aye, Mr. Hawley-Aye Mr. Iovanella-Aye and Mr. Noble-Aye.

Public Hearing – Case 26-29, 52 Concord Road (Assessor’s Map K09-0008), Adelma Gillespie, Applicant and Owner, seek a Certificate of Appropriateness to add a chimney insert vent cap.

Ms. Gillespie presented two manufacturer-approved cap options and explained the need for the cap as required by the fireplace insert manufacturer. The commission preferred the prairie cap but accepted the high-wind cap if finished in black

Mr. Shah made a motion to approve the application as discussed on September 3, 2026 with the following preferences:

- The commission strongly prefers the prairie cap in black.
- The commission will accept the high-wind cap in black.

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

Public Hearing – Case 26-30, 16 Rice Road (Assessor’s Map H10-0013), Fredric Bowne, Applicant and Owner, seek a Certificate of Appropriateness to install a roof top solar energy system on the garage and barn.

The applicant presented a 41-panel solar and battery system. The commission discussed visibility, panel placement, equipment location, and roof suitability

Mr. Shah made a motion to approve the application as submitted on September 3, 2026. 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 26-31, 131 Bent Road (Assessor’s Map J05-0303), Doug La Tulipe, Applicant and Jeanne Smith Owner, seek a Certificate of Appropriateness to install a roof top solar energy system on the backside roof area.

Mr. La Tulipe presented a modest 7-panel system placed on the rear roof slope. The commission discussed visibility and equipment placement.

Mr. Shah made a motion to approve the application as submitted on September 3, 2026. Mr. Hagger seconded the motion. Roll Call, Mr. Shah-Aye, Ms. Trexler-Aye, Mr. Hagger-Aye, Mr. Hawley-Aye, Mr. Iovanella-Aye and Mr. Noble-Aye.

Approval of Minutes from August 6, 2026

Mr. Shah a motion to approve minutes from August 6, 2026 as submitted. Ms. Trexler seconded the motion. Roll Call Vote Mr. Shah-Aye, Ms. Trexler -Aye, Mr. Hagger-Aye, Mr. Hawley-Aye, Mr. Iovanella-Aye, and Mr. Noble-Aye

FY27 CPC Application for Evaluation of Historic Districts

The commission reviewed and finalized edits to the FY27 CPC application. A motion passed to approve the application as amended, including a wording change to clarify the research goal related to areas outside the historic districts.

Historic Preservation update

A dedicated meeting will be scheduled to discuss

Administrative Report

Mr. Shah made a motion to adjourn the meeting at 9:38pm. Ms. Trexler seconded the motion. Roll Call Vote Mr. Shah-Aye, Ms. Trexler -Aye, Mr. Hagger-Aye, Mr. Hawley-Aye, Mr. Iovanella-Aye, and Mr. Noble-Aye