Town of Sudbury

Historic Districts Commission

Flynn Building
278 Old Sudbury Road
Sudbury, MA 01776
978-639-3387
Fax: 978-639-3314

HistoricDistricts@sudbury.ma.us
www.sudbury.ma.us/historicdistricts

DRAFT-MINUTES
October 8, 2026 at 7:30 PM
Virtual Meeting

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

Members Absent: Ahnu Shah

Others Present: Beth Perry, Planning and Zoning Coordinator

Mr. Shah called the meeting to order at 7:31 PM.

****Withdraw without prejudice****
CONTINUED Public Hearing – Case 26-07, 75 Hudson Road (Assessor's Map G08-0008), Sandra Duran, Applicant and Town of Sudbury, Owner, seek a Certificate of Appropriateness to install a solar canopy

Ms. Trexler made a motion to withdraw the application without prejudice. Mr. Hagger seconded the motion. Roll Call: Trexler-Aye, Mr. Hagger-Aye, Mr. Hawley-Aye Mr. Iovanella-Aye and Mr. Noble-Aye.

CONTINUED-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

Griff Noble recused himself at this time as he is an abutter to 26 Concord Road.

Applicant returned with Marvin Elevate glider windows. The commission reviewed 6-over-6 vs. 12-pane options, spacer bar color, trim width, exact opening dimensions, and whether the proposed windows matched the existing openings. The commission preferred the 6-over-6 configuration but emphasized that the windows must fit the existing openings and match the historic character as closely as possible

Ms. Trexler made a motion to approve the application as discussed on October 8, 2026 with the following conditions:

- Exact existing window dimensions to be submitted to Planning before issuance.

- Final contractor drawings with correct window size to be submitted for staff confirmation before ordering.
- Window pattern to be 6-over-6 (or 2 over 3 double sliders)
- 7/8-inch exterior adhered simulated divided lights with black or dark bronze spacer bar.
- Ebony exterior screens and hardware.
- Any trim disturbed by installation to be replaced in kind.

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

CONTINUED-Public Hearing – Case 26-25, 119 Bent Road (Assessor's Map J05-0310), Robert and Catherine Cohen, Applicant and Owner, seek a Certificate of Appropriateness to replace windows

Robert and Catherine Cohen changed the proposal from 12-over-12 to 6-over-6 Marvin Ultimate windows to preserve light and match neighboring homes.

Ms. Trexler made a motion to approve the application as submitted on October 8, 2026. Mr. Noble seconded the motion. Roll Call: Ms. Trexler-Aye, Mr. Hagger-Nay, Mr. Hawley-Aye Mr. Iovanella-Aye and Mr. Noble-Aye.

CONTINUED 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

Griff Noble recused himself at this time as he is an abutter to 26 Concord Road.

The applicant presented the lighting for a sign that had already been approved. Commissioners discussed fixture warmth, color rendering, and mounting method. They preferred a warmer light and more durable installation, and also asked staff to look into any timing restrictions used in prior approvals.

Ms. Trexler made a motion to continue the application to November 5, 2026. Mr. Hagger seconded the motion. Roll Call: Ms. Trexler -Aye, Mr. Hagger-Aye, Mr. Hawley-Aye and Mr. Iovanella-Aye.

Public Hearing – Case 26-32, 53 Robert Best Road (Assessor's Map J05-0351), Jaime Bzdyra & Mike Ciommo, Applicants and Owners, seek a Certificate of Appropriateness to fill replace front walkways and stairs.

Applicants, Jamie Bzdyra and Mike Ciommo, proposed replacing deteriorated brick/concrete front and side walkways and stairs with granite slab pavers (Onyx natural pavers / granite slabs; specifications in packet).

> Ms. Trexler made a motion to approve the application as submitted on October 8, 2026. 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 26-33, 12 Maynard Road (Assessor's Map G08-0406), Kanwal Usman, Applicant and Kanwal Usman & Usman Qadri Owners, seek a Certificate of Appropriateness to get approval for already installed solar system.

Homeowners, Kanwal Usman and Usman Qadri installed ~38 solar panels and later discovered they were in an HDC area; application is retroactive because the building department did not flag historic-district nexus to the applicants.

Satellite/street-view indicated multiple panels are visible from the public right-of-way; several panels are visible on the gable/side facing Hudson/Maynard Road.

Homeowners stated rear roof is fully utilized; installers determined alternate roof faces do not receive sufficient sun to meet energy needs, making relocation of the visible panels infeasible per installer assessment.

Precedent and consistency: Several commissioners stressed that the Commission typically does not approve solar panels on primary/front-facing roof slopes, particularly on facades previously approved to fit the district; approval here could set an undesirable precedent.

Aesthetic impact: Commissioners noted panels visible from Maynard/Hudson Road are noticeable; consensus that the application requires careful consideration.

Equity/Responsibility: Commissioners acknowledged the applicants were not told they were in the district (town/GIS/permit-process issue), so homeowners are in a difficult position.

Applicant encouraged to confer with installer to develop contingency options for reconfiguration if required. Commission to consider what remedies or options the town may have for the homeowner given procedural error.

> Ms. Trexler made a motion to continue the application to November 5, 2026. 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 26-34, 14 Henry's Mill Lane (Assessor's Map K03-0402), Halle Sickel of Power Home Remodeling, Applicant and Ed & Aline Marins, Owners, seek a Certificate of Appropriateness to replace windows.

Hallie Sickle, Power Home Remodeling, applicant and Ed and Elaine Marins, owners proposed replacement of 38 windows with Pella Symphony (vinyl replacement line); windows to be installed as pocket/replacement units within existing openings.

Front façade: grids to remain in same pattern for first-floor casements; some second-floor windows proposed to change from casement to double-hung (meeting rail) reducing horizontal muntin count in appearance; some first-floor casements to become picture windows where applicable.

House built 1992, sits far back from the road (200+ ft) with tree coverage and non-historic neighbors; existing windows show rot and deterioration.

HDC preference stated for wood, true-divided-light windows and for full-frame (new-construction-style) rather than pocket/inset vinyl replacements, as pocket vinyl reduces visible glass and changes proportions.

Commissioners acknowledged context: late-20th-century house, significant setback from road, area with many similar non-historic homes—mitigating factors favoring acceptance of vinyl replacement here.

Motion to approve as submitted, with formal comment encouraging the applicant to consider full-frame windows versus inset/pocket windows and noting the Commission's preference for wood true-divided-light windows; because of house's setback, late-20th-century construction, and surrounding non-historic context, the HDC finds the proposed (vinyl) windows an acceptable solution.

> Ms. Trexler made a motion to approve the application as discussed on October 8, 2026. Mr. Hawley seconded the motion. Roll Call: Ms. Trexler-Aye, Mr. Hagger-Aye, Mr. Hawley-Aye Mr. Iovanella-Aye and Mr. Noble-Aye.

<u>Approval of Minutes from September 3, 2026</u>

> Ms. Trexler made a motion to approve minutes from September 3, 2026 as submitted. Mr. Hawley seconded the motion. Roll Call Vote Ms. Trexler -Aye, Mr. Hagger-Aye, Mr. Hawley-Aye, Mr. Iovanella-Aye, and Mr. Noble-Aye

Ms. Trexler made a motion to adjourn the meeting at 9:56pm. Mr. Noble seconded the motion. Roll Call Vote Ms. Trexler -Aye, Mr. Hagger-Aye, Mr. Hawley-Aye, Mr. Iovanella-Aye, and Mr. Noble-Aye