



COMMUNITY PRESERVATION ACT

Town of Sudbury

Application for CPA Funding

Please email PDF application to:
PoteatR@sudbury.ma.us

Applications may also be dropped off or mailed to:
Community Preservation Coordinator
278 Old Sudbury Road, Sudbury, MA 01776

Project Title Historic Districts Evaluation Date Submitted

Applicant/Contact Person (please print) Adam Burney

Signature Adam R Burney, MPA
Digitally signed by Adam R Burney, MPA
DN: cn=Adam R Burney, MPA, o=Town of Sudbury, ou=Planning & Community Development,
email=burneya@sudbury.ma.us, c=US
Date: 2026.09.10 10:55:07 -0400

Staff person/Responsible party Adam Burney

Email burneya@sudbury.ma.us Telephone 978.639.3387

Estimated Completion Date 30 June 2029

Total Cost of Project \$100,000 CPA Funds Requested \$100,000

CPA Eligibility (refer to the chart on page 4)

Please select the category and purpose of your project:

CPA Category:

- ☐ Community Housing
- ☒ Historic Preservation
- ☐ Open Space & Recreation

CPA Purpose:

- ☐ Acquisition
- ☐ Creation
- ☒ Preservation
- ☐ Support
- ☐ Rehabilitation & Restoration

For more information of the factors and considerations used by the Community Preservation Committee used to prioritize projects, please refer to the General Considerations summary (on pages 5-6).

CPC Application Questions: Historic Districts Commission; District Boundary and Content Evaluation

1. Goals: To evaluate the effectiveness of the Historic Districts boundaries that were created by a dictated measured distance of three hundred feet (300') from the centerline of roads in the designated areas. To perform accurate research on the current contents of the Town's five Historic Districts and evaluate the historical significance of those properties. To evaluate ways to reduce the Historic Districts regulatory burden for non-historically significant structures in the Wayside Inn Historic Districts built in the late twentieth century while still respecting the historically significant land they sit on. To review properties on the fringes of the Historic Districts to determine if there are any that should be included and/or excluded while maintaining or enhancing the character of each Historic District. To evaluate areas outside of the 5 Historic Districts to identify contiguous areas of historically significant structures.
2. Community Need: The Town's five Historic Districts were created by dictating a measured distance of three hundred feet (300') from the centerline of the roads in the designated areas. This approach was a widely used tactic for designating both Zoning and Historic Districts for much of the late 20th Century. The issue with this method is there are very few properties that are exactly three hundred feet (300') deep from the centerline of a road, which creates District lines that encompass a significant number of partial properties and in some instances partial buildings. Properties and buildings that are bifurcated by the Historic District is problematic for the property owner and the Historic Districts Commission (HDC) in that there is a need to determine exactly what areas are subject to the HDC's Guidelines and there is the long-term concern for the retention of the historic nature of these properties and how they contribute to the character of the historic District they are partially in. Furthermore, these split properties often end up having to navigate two separate historic review processes, the Certificate of Appropriateness (HDC) and the Demolition Delay (Historical Commission), which can have different timelines, approaches, and review metrics resulting in a level of uncertainty that can be confusing for homeowners.

The evaluation of Historic District Boundaries is identified in the 2021 Master Plan and the 2022 Historic Preservation Plan. In the Master Plan Action Items A.2 (Create a Historic Preservation Plan), A.2.d (Audit existing historic preservation regulatory tools), and A.3.a (Determine Historic Districts Policies, including evaluate the District boundaries) all point towards supporting the evaluation of the Town's Historic Districts. Additionally in the Historic Preservation Plan Recommendation 32 opines "Consider the expansion of existing local historic districts to incorporate significant adjacent resources or the designation of new local historic districts where appropriate," and Recommendation 34 states "Over the long term, revise the boundaries of the Sudbury Center, King Philip, and George Pitts Tavern Districts to be the full parcel lines of the properties rather than distance from the public right-of-way."

In addition to the recommendations outlined above this evaluation will address a repetitive issue identified by the membership of the HDC, the need to review and apply the Historic District Guidelines to neighborhoods, and the properties contained therein, constructed in the 1970s, 1980s, and 1990s that are, generally, disconnected from the areas containing historically significant buildings within the Historic District Boundaries These permitting processes are cumbersome for the homeowners and the HDC. Through this evaluation there is an opportunity to identify, if they exist, areas in the Historic Districts that contain a significant majority of contemporary properties that have architectural features not typically regulated by the Historic districts Commission. This would allow the HDC to consider future changes to Chapter 40 of the Acts of 1963 (the establishing legislation for the HDC and Historic Districts) to better address the current makeup of the properties and their structures within the Historic Districts to continue supporting the historic nature of the areas without creating overregulation of property.

The outcomes of this evaluation are difficult to predict as there is a significant amount of information to be collected, evaluated, and presented. That being said the ultimate goal is to make the process of preserving the Town's Historic Districts more impactful, clearer for those who need to navigate it, and representative of the history these Districts were created to preserve while still focusing on preserving historically significant buildings and Sudbury's historic character which attracts many residents to live in this Town.

3. Community Support: The Historic District Commission and the Planning and Community Development Department all support this project as it continues to further the preservation of Sudbury's history and will aid in the work of these bodies.

4. Budget:	
A. Kick off meeting, Project Mobilization, and Progress Meeting	\$5,000
B. Historic District Property Research	\$50,000
C. Historic Districts Legislative History Research	\$10,000
D. Mapping Work	\$25,000
E. Draft Report & Recommendations	\$5,000
E. Final Report & Recommendations	\$5,000
Total	\$100,000

5. There are currently no additional funding sources being sought.

6. Timeline:
July 2027 – October 2027 Procurement
November 2027 – December 2028 Project Research/Mapping/Recommendations
January 2029 Project Wrap up and Next Steps

7. Urgency: If this project is not completed the application of the Historic District Guidelines continues as it is done today in the unchanged Historic Districts.

Over the past year the HDC has been working with a consultant (funded by a CPC allocation) to update its District and Specific Guidelines to better outline the standards for repair, replacement, and/or alteration of structures in Sudbury's historic districts. This document addresses the overall character of the Districts and how properties may be adjudged to contribute to said character. Additionally, these Guidelines speak to specific building elements, the variety of ways in which each element is connected to the character of the structure, and how one can repair, replace, demolish, and/or modify those individual elements to not denigrate the structure or its contribution to the historic district as a whole.

Currently, the Acts that created the HDC and the historic districts mandate application of these Guidelines to all properties. The proposed study will not make any alterations to that, however, it will provide the HDC with a documented assessment of the historic districts, the properties contained therein, and a basis to evaluate the language of the Acts to identify if there are changes that can/should be made to better allow the HDC to retain the character and contributions of the historic districts without creating a burden on owners of contemporary properties in more remote areas of the historic districts.

8. Implementation: This project will be implemented by the Historic Districts Commission through hired experts experienced in areas such as preservation, research, and mapping. The Planning and Community Development Director will be the project manager. Adam Burney, Director of Planning and Community Development has experience with multiple projects which are CPC funded, involve public procurement, and revolve around the review of and modification to municipal regulations and/or mapping.
9. Maintenance: There is no specific maintenance required.