



Town of Sudbury

Historic Districts Commission

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MINUTES

AUGUST 4, 2022 AT 7:30 PM

VIRTUAL MEETING

Members Present: Chair Fred Taylor, Vice Chair Susanna Finn, Chris Hagger, Anuraj Shah, and Taryn Trexler

Members Absent: None

Others Present: Director of Planning and Community Development Adam Duchesneau and Planning and Zoning Coordinator Beth Perry

Mr. Taylor called the meeting to order at 7:33 PM.

Old Business:

CONTINUED Public Hearing – Case 21-14, 47, 72, & 131 Wayside Inn Road (Assessor’s Maps L03-0001 and L03-0002), Applicant Daniel Nason, Public Works Director, and Owner Town of Sudbury, seek a Certificate of Appropriateness to demolish, design, and reconstruct the current bridge over Hop Brook on Wayside Inn Road

Department of Public Works Director Dan Nason and Scott Medeiros from Woodard & Curran were in attendance to discuss the application with the Historic Districts Commission.

There was a review of what had been discussed regarding the project in past meetings.

There was discussion regarding potential design modifications and what materials would be preferable.

Mr. Taylor made a motion to continue the public hearing for the 47, 72, & 131 Wayside Inn Road Certificate of Appropriateness application to the Historic Districts Commission meeting on September 1, 2022. Ms. Finn seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Ms. Finn – Aye, Mr. Hagger – Aye, Mr. Shah – Aye, and Ms. Trexler – Aye.

CONTINUED Public Hearing – Case 22-4, 15 Curtiss Circle (Assessor’s Map J04-0344), Applicant Jaime Morin and Owner Steven Meshon seek a Certificate of Appropriateness to replace four (4) windows

Owners Steven Meshon and Nancy Meshon, Bruce Peck and Jaime Morin from Andersen Windows, and David Rees were in attendance to discuss the application with the Historic Districts Commission.

Mr. Meshon reviewed proposed options to remedy the current situation as discussed in previous meetings. Mr. Meshon indicated he had spoken to Mr. Rees of DMW Planning Inc. who suggested a sash and placement system for the two windows in question. Mr. Rees described how the system should meet the requirements of the Historic Districts Commission.

Mr. Shah made a motion to approve a Certificate of Appropriateness for 15 Curtiss Circle for the following windows to be used in the replacement of the two windows to the left of the front door:

- Jeld-Win simulated divided light all wood sash replacement windows with 5/8" puddy glazed exterior profile for the two dining room windows with a muntin pattern to match the existing first floor windows on the opposite side of the front door.

Mr. Taylor seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Ms. Finn – Aye, Mr. Hagger – Aye, Mr. Shah – Abstain, and Ms. Trexler – Aye.

CONTINUED Public Hearing – Case 22-6, 361 Boston Post Road (Assessor’s Map K08-0026), Applicant Todd Faber and Owner Old World Realty Corp. Trustee seek a Certificate of Appropriateness to replace windows, doors, siding, rotten trim, and handicap accessible ramp

Applicant Todd Faber was in attendance to discuss the application with the Historic Districts Commission. He discussed the proposed wheelchair accessible ramp design which had been approved by the building’s owner.

Mr. Shah suggested modifications to the proposed railing and steps.

It was noted the proposed siding for the building had not yet been determined and Mr. Faber wished to have the Historic Districts Commission observe the material underneath the vinyl siding once it had been removed.

Mr. Taylor made a motion to approve a Certificate of Appropriateness for 361 Boston Post Road for the following:

- A metal railing as shown in the August 4, 2022 submitted materials with a Wormistourne or similar top rail, eliminating the bottom two horizontal rails and the posts being one inch square maximum in black
- The composite decking as shown in the August 4, 2022 submitted materials in gray with the surrounding skirt in the trim color.

Mr. Shah seconded the motion. Roll Call Vote: Mr. Taylor – Abstain, Ms. Finn – Aye, Mr. Hagger – Aye, Mr. Shah – Aye, and Ms. Trexler – Aye.

Mr. Shah made a motion to approve a Certificate of Appropriateness for 361 Boston Post Road for the following:

- A granite landing at the west side of the porch with 1 or 2 monolithic granite steps as needed for access to the porch, with granite species and finish to match the existing granite curbing.

Ms. Trexler seconded the motion. Roll Call Vote: Mr. Taylor – Abstain, Ms. Finn – Aye, Mr. Hagger – Aye, Mr. Shah – Aye, and Ms. Trexler – Aye.

Mr. Shah made a motion to approve a Certificate of Appropriateness for 361 Boston Post Road for the following:

- Approve the removal of the existing vinyl siding on the building.

Ms. Finn seconded the motion. Roll Call Vote: Mr. Taylor – Abstain, Ms. Finn – Aye, Mr. Hagger – Aye, Mr. Shah – Aye, and Ms. Trexler – Aye.

CONTINUED Public Hearing – Case 22-13, 173 Peakham Road (Assessor’s Map J05-0336), Applicants and Owners Pieter and Esther du Plessis seek a Certificate of Appropriateness to change paint colors on all aspects the dwelling unit

Applicants and Owners Pieter and Esther du Plessis were in attendance to discuss the application with the Historic Districts Commission.

There was discussion regarding which components of the house would be which particular colors.

Mr. Shah made a motion to approve the Certificate of Appropriateness application for 173 Peakham Road as submitted with the following conditions:

- The front door surround, sidelights, and panels shall be the color of the trim.
- The front door and front door threshold can be burgundy or black.
- The garage doors can match the front door or trim color or siding color.
- If the front door is burgundy, the threshold can remain black.
- The hanging finials on the corner boards shall match the trim color.

Mr. Taylor seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Ms. Finn – Aye, Mr. Hagger – No, Mr. Shah – Aye, and Ms. Trexler – Aye.

CONTINUED Public Hearing – Case 22-15, Boston Post Road near Station Road (Assessor’s Map K09-5000), Applicant Eversource Energy and Owner Massachusetts Bay Transportation Authority (MBTA) seek a Certificate of Appropriateness to remove railroad ties and rails, and install an underground electric transmission line and gravel access road

Attorney Barry Fogel, Michael Hager from Eversource, Brooke Kenline-Nyman from Eversource, Paul Jahnige from the Department of Conservation and Recreation, and Vivian Kimball from VHB were in attendance to discuss the application with the Historic Districts Commission.

Mr. Hager explained the proposed project including the planned modifications to the rails and railroad ties around the Section Tool House. He displayed a rendering which would leave some of the rails and ties in place.

There was further discussion regarding removing and replacing the rails and ties.

Diana Warren of 32 Old Framingham Road asked about the location of a splice fault within the historic district and Mr. Hager indicated there was not one within the district. She suggested the Historic Districts Commission to get everything in writing and urged the Commission to not approve the proposal.

Nick Pernice of 255 Peakham Road indicated he was concerned about this project and was not in favor of it.

Daniel DePompei of 35 Haynes Road also stated he was not in favor of the proposed project.

At this time Ms. Finn left the meeting.

Mr. Taylor made a motion to approve the Certificate of Appropriateness application for Boston Post Road near Station Road with the following conditions:

- The Historic Districts Commission shall receive a letter from the Department of Conservation and Recreation which indicates the rail trail will be placed on top of the realigned gravel and the intent of the Department of Conservation and Recreation is to not remove the rail in front of the Section Tool House which is part of Phase I of the project which will retain or reset those rails, and that those rails will be protected as part of Phase 2.
- An updated plan which reflects the realigned rail trail with more specific details of the realignment and the protective fencing to be used around the Section Tool House shall be submitted to the Historic Districts Commission.
- Eversource, as the Applicant, shall obtain any necessary permitting approvals for the modifications of permits with other relevant Town boards, committees, and commissions.

- If, after 12 months of completion of the gravel base, the rail trail has not been installed, Eversource will loam and seed the entire gravel base within the George Pitts Tavern Historic District.
- If Eversource needs to remove the railroad ties and rails in front of the Section Tool House, the details of the removal and replacement shall be reviewed with the Historic Districts Commission.

Mr. Shah seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Ms. Finn – Absent, Mr. Hagger – Aye, Mr. Shah – Aye, and Ms. Trexler – Aye.

New Business:

Public Hearing – Case 22-16, 15 Concord Road (Assessor’s Map K08-0035), Applicant Wayne Keefner, BSC Group, and Owner the Massachusetts Department of Transportation (MassDOT) seek a Certificate of Appropriateness to replace a failing retaining wall and reconstruct a sidewalk

Stephen Siragusa from the BSC Group and James Robida from MassDOT were in attendance to discuss the application with the Historic Districts Commission.

Mr. Siragusa explained how the wall was falling down and pointed out three historical markers that would be retained. He also noted the entire sidewalk would be reconstructed, and the parking lot would be resurfaced and restriped.

Mr. Hagger made a motion to approve the Certificate of Appropriateness application for 15 Concord Road as submitted with the following conditions:

- Gray colored hidden mortar shall be used to construct the retaining wall.
- The rock wall shall not contain a cap.
- If the monuments are to be moved, information regarding who will be performing this work, how the monuments will be safeguarded, and where and how they will be transported/stored shall be provided to the Historic Districts Commission.
- If the monuments will not be moved, information regarding how they will be protected shall be provided to the Historic Districts Commission.
- The Applicant shall inquire with the Massachusetts Historical Commission to understand if and how the “Sudbury Fight” sign can be restored, and shall provide that information to the Historic Districts Commission.

At this time Mr. Shah left the meeting.

Mr. Taylor seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Ms. Finn – Absent, Mr. Hagger – Aye, Mr. Shah – Absent, and Ms. Trexler – Aye.

Other Business:

New Historic Districts Commission Associate Member Applications and Interviews

Mr. Duchesneau indicated the only Applicant for an Associate Member position had withdrawn their application from consideration earlier that day.

Discussion regarding Meeting Date to Discuss Historic Districts Commission Priorities, and Consultant Responsibilities and Scope of Work for Updating the Historic Districts Commission Design Guidelines

There was no discussion regarding this item.

Approval of Minutes from July 7, 2022 and July 13, 2022

Mr. Taylor made a motion to approve the minutes from July 7, 2022. Ms. Trexler seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Ms. Finn – Absent, Mr. Hagger – Aye, Mr. Shah – Absent, and Ms. Trexler – Aye.

Mr. Hagger made a motion to approve the minutes from July 13, 2022 as amended. Mr. Taylor seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Ms. Finn – Absent, Mr. Hagger – Aye, Mr. Shah – Absent, and Ms. Trexler – Aye.

Administrative Report/Update

Mr. Hagger mentioned an email from Jennifer Doherty at the Massachusetts Historical Commission which discussed some of their upcoming workshops that were being offered.

At 12:40 AM on August 5, 2022, Mr. Taylor made a motion to adjourn the meeting. Mr. Hagger seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Ms. Finn – Absent, Mr. Hagger – Aye, Mr. Shah – Absent, and Ms. Trexler – Aye.