



# 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

### MINUTES

**November 2, 2023 AT 7:30 PM**

### VIRTUAL MEETING

**Members Present:** Chair Anuraj Shah, Vice Chair Taryn Trexler, Griff Noble and Jordan Wachs

**Members Absent:** Chris Hagger, Pete Iovanella

**Others Present:** Planning and Zoning Coordinator Beth Perry

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

#### **Old Business:**

**1. Public Hearing – Case 23-28, 84 Peakham Road (Assessor’s Map K04-0008), Applicant and Owner Robert Greene seeks a Certificate of Appropriateness to construct a 3-bedroom single family home with attached barn.**

Mr. Shah made a motion to continue the public hearing for 84 Peakham Road Certificate of Appropriateness application to the December 7, 2023 Historic Districts Commission meeting. Ms. Trexler seconded the motion. Roll Call Vote: Mr. Shah – Aye, Ms. Trexler -Aye, Mr. Noble – Aye, and Mr. Wachs -Aye

#### **New Business:**

**2. Public Hearing – Case 23-32, 308 Concord Road (Assessor’s Map H09-0049), Applicants and Owners, Andrea & Todd Jewett, seek a Certificate of Appropriateness to convert an existing deck into a kitchen.**

Tim Svarczkoph from Platt Builders was present to discuss the application with the Historic Districts Commission.

There is an existing deck that the existing kitchen would be extended into. All of the construction would be on the back side of the house.

Mr. Svarczkoph reviewed the submitted drawings, elevations and materials.

Mr. Shah asked the materials that would be used on the windows, Aluminum clad is the intent, it was suggested that they be wood.

The commission appreciated the thoroughness of the application.

Mr. Shah made a motion to approve the public hearing for **308 Concord Road** Certificate of Appropriateness application as submitted with the following conditions:

- Double hung windows and slider are not approved as submitted
- Siding will match existing in materials and dimensions
- All Window and door casing and sill will match existing
- All roof eave, rake soffit trim and building corner board will be wood and match existing in dimension and profile.

Mr. Wachs seconded the motion. Roll Call Vote: Mr. Shah – Aye, Ms. Trexler -Aye, Mr. Noble – Aye, and Mr. Wachs– Aye

Mr. Shah made a motion to continue the public hearing for **308 Concord Road** Certificate of Appropriateness application regarding Double hung windows and slider to December 7, 2023 Historic Districts Commission meeting. Mr. Trexler seconded the motion. Roll Call Vote: Mr. Shah – Aye, Ms. Trexler -Aye, Mr. Noble – Aye, and Mr. Wachs– Aye

**3. Public Hearing – Case 23-33, 308 Concord Road (Assessor’s Map H09-0049), Applicants and Owners, Andrea & Todd Jewett, seek a Certificate of Appropriateness to construct a 12x16 shed.**

Andrea Jewett was present to discuss the application with the Historic Districts Commission.

Ms. Jewett explained the shed kit she was intending to purchase and construct. She also indicated where it would be located.

There was a concern about the shed being on blocks vs concrete.

It was also suggested the siding, windows and trim be in wood.

Mr. Shah made a motion to approve the public hearing for **308 Concord Road** Certificate of Appropriateness as submitted with the following conditions:

- Foundation to be non-poured concrete or stone
- Roof shingles to match existing house (weathered wood, as presented with previous application)
- Siding to be cedar shingles left to weather naturally
- Trim, windows, doors and transom windows to be field painted Lancaster White to match trim of the house

- No shutters
- Preference of the commission is for no windows, but if kit requires windows they will face the north (Old Sudbury Road/Hosmer House)

Mr. Iovanella seconded the motion. Roll Call Vote: Mr. Shah – Aye, Ms. Trexler -Aye, Mr. Noble – Aye, and Mr. Wachs– Aye

**4. Public Hearing – Case 23-34, 4 Confidence Way (Assessor’s Map K09-0003), Applicant and Owner Marek Mizeracki seek a Certificate of Appropriateness to approve a previously approved house with out of compliant elements.**

Mr. Shah made a motion to continue the public hearing for **4 Confidence Way** Certificate of Appropriateness application to December 7, 2023 Historic Districts Commission meeting. Mr. Wachs seconded the motion. Roll Call Vote: Mr. Shah – Aye, Ms. Trexler -Aye, and Mr. Wachs– Aye

**Other Business:**

**Approval of HDC/SHC joint meeting minutes from September 12, 2023**

Mr. Shah made a motion to approve the minutes from September 12, 2023. Ms. Trexler seconded the motion. Roll Call Vote: Mr. Shah – Aye, Ms. Trexler -Aye, Mr. Noble – Aye and Mr. Wachs– Aye

**Approval of Minutes from October 5, 2023**

Mr. Shah made a motion to approve the minutes from October 5, 2023. Ms. Trexler seconded the motion. Roll Call Vote: Mr. Shah – Aye, Ms. Trexler -Aye, Mr. Noble – Aye and Mr. Wachs– Aye

**Approval of 2024 Meeting Dates**

Mr. Shah made a motion to approve the meeting dates for 2024 as amended January 2, 2025 to January 9, 2025. Ms. Trexler seconded the motion. Roll Call Vote: Mr. Shah – Aye, Ms. Trexler -Aye, Mr. Noble – Aye and Mr. Wachs– Aye

**Possible Future Agenda Items**

Mr. Shah introduced Adam Burney as the New Director of Planning and Community Development.

**Administrative Report/Update**

At 8:50 PM, Mr. Shah made a motion to adjourn the meeting. Ms. Trexler seconded the motion. Roll Call Vote: Mr. Shah – Aye, Ms. Trexler -Aye, Mr. Noble – Aye and Mr. Wachs– Aye