



Town of Sudbury

Historic Districts Commission

HistoricDistricts@sudbury.ma.us

Flynn Building
278 Old Sudbury Road
Sudbury, MA 01776
978-639-3387
Fax: 978-639-3314
www.sudbury.ma.us/historicdistricts

MINUTES

April 3, 2025 AT 7:30 PM

VIRTUAL MEETING

Members Present: Chair Anuraj Shah, Vice Chair Taryn, Chris Hagger, Pete Iovanella and Griff Noble

Members Absent:

Others Present: Planning and Zoning Coordinator, Beth Perry

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

Old Business:

CONTINUED - Public Hearing – Case 24-29, 299 Old Sudbury Road (Assessor's Map H09-0048), Sandra Duran, Applicant and Town of Sudbury Owner, seek a Certificate of Appropriateness to remove asphalt shingles and replace with historically correct cedar shingle roof

Sandra Duran, Applicant and Andrew Barr, Consultant presented the updated design, including insulation and venting details.

There was a discussion regarding the cedar breather, underlayment and the gutter sizing.

Concerns about the coordination with future exterior work was raised.

Mr. Shah made a motion to continue the application for 299 Old Sudbury Road to the May 1, 2025 meeting. Ms. Trexler seconded the motion. Roll Call Vote: Mr. Shah- Aye, Ms. Trexler – Aye, Mr. Mr. Hagger- Aye, Mr. Iovanella and Mr. Noble- Aye

CONTINUED-Public Hearing – Case 25-02, 29-2 Hudson Road (Assessor's Map H09-0002), Mark Evangelous, Gemini Sign Corp. Applicant, and 29 Hudson Road, LLC. Owner, seek a Certificate of Appropriateness to replace a sign

Mr. Shah made a motion to immediately continue the application for 29 Hudson Road to the May 1, 2025 meeting. Ms. Trexler seconded the motion. Roll Call Vote: Mr. Shah- Aye, Ms. Trexler – Aye, Mr. Mr. Hagger- Aye, Mr. Iovanella and Mr. Noble- Aye

CONTINUED - Public Hearing – Case 25-07, 181 Dutton Road (Assessor’s Map J03-0004), Renewal by Anderson, Jaime Morin, Applicant and Gary Christelis, Owner, seek a Certificate of Appropriateness to replace three (3) windows

Gary Christelis was present to discuss the new window proposal with the board.

The board reviewed the proposed Jeld-Wen wood casement windows.

The applicant’s changes were well received.

Mr. Shah made a motion to approve the application for 181 Dutton Road presented on April 3, 2025. Ms. Trexler seconded the motion. Roll Call Vote: Mr. Shah- Aye, Ms. Trexler – Abstain, Mr. Mr. Hagger- Aye, Mr. Iovanella-Aye and Mr. Noble- Abstain.

Mr. Shah made a motion to approve the applicant for the application for 181 Dutton Road be changed to the owner Gary Christelis. Ms. Trexler seconded the motion. Roll Call Vote: Mr. Shah- Aye, Ms. Trexler – Abstain, Mr. Mr. Hagger- Aye, Mr. Iovanella-Aye and Mr. Noble- Abstain.

New Business:

Public Hearing – Case 25-08, 383 Boston Post Road (Assessor’s Map K08-0026), Savannah Polci, Applicant and Mill Village Realty, Owner, seek a Certificate of Appropriateness to install business signage

Savannah Polci was present to discuss her application with the Commission.

Two signs were proposed one for the front gable and one on the side.

Mr. Shah made a motion to approve the application for 383 Boston Post Road with the following conditions:

- Portico gable sign panel to be painted white to match existing portico trim.
- Adjust the height of the side sign to cover the siding discoloration from the previous sign.

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

Other Business:

Approval of Minutes from February 6, 2025

Mr. Shah made a motion to approve the minutes from February 6, 2025 as amended. Mr. Hagger seconded the motion. Roll Call Vote: Mr. Shah- Aye, Ms. Trexler- Aye, Mr. Hagger- Aye, Mr. Iovanella- Aye and Mr. Noble-Aye

Approval of Minutes from March 6, 2025

Mr. Shah made a motion to approve the minutes from March 6, 2025 as amended. Mr. Hagger seconded the motion. Roll Call Vote: Mr. Shah- Aye, Ms. Trexler- Aye, Mr. Hagger- Aye, Mr. Iovanella- Aye and Mr. Noble-Aye

Discussion regarding 248 Concord Road

Danny Murphy the owner has concerns about the structural integrity and historical significance of the cottage.

The board discussed the historical significance base on MACRIS data.

Documented evidence of the buildings condition and historical context would be helpful.

Further consultation with the building inspector was recommended.

Full Member Application for Shervin Hawley

Shervin Hawley presented his background and interest in the commission. The board discussed his qualifications and potential contributions.

Ms. Trexler made a motion to accept the application for Shervin Hawley as an Associate Member. Mr. Shah seconded the motion. Roll Call Vote: Mr. Shah- Aye, Ms. Trexler- Aye, Mr. Hagger- Aye, Mr. Iovanella- Aye and Mr. Noble- Aye

Administrative and Future Agenda Items

Discussion on the upcoming joint CLG meeting scheduled for May 15, 2025.

Topics for the joint meeting include CPA funding strategies, Hosmer House restoration, and the Stewardship Committee.

Update on hiring a consultant for updating the historic guidelines with a goal start date of July 1, 2025.

Meeting Adjourned

Mr. Shah made a motion to adjourn the meeting at 9:30pm. Mr. Hagger seconded the motion. Roll Call Vote: Mr. Shah- Aye, Ms. Trexler- Aye, Mr. Hagger- Aye, Mr. Iovanella- Aye and Mr. Noble