



# Town of Sudbury

## Historic Districts Commission

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### MINUTES

AUGUST 1, 2019

**SILVA ROOM, FLYNN BUILDING, 278 OLD SUDBURY ROAD, SUDBURY, MA**

**Members Present:** Fred Taylor, Chair, William Andreas, Linda Hawes, Frank Riepe, and Lee Swanson

**Members Absent:** None

**Others Present:** Edward Andrade, William O'Rourke, Deputy Department of Public Works Director and Town Engineer, Ursula Lyons, Alex Munteanu, and Adam Duchesneau, Director of Planning and Community Development

Mr. Taylor called the meeting to order at 7:30 PM.

#### **New Business:**

**1. Public Hearing – Case 19-17, 348 Boston Post Road** (Town Assessor's Map K09-0030), Applicant RMB, Corp. c/o Edward Andrade seeks a Certificate of Appropriateness to replace the front door and stairs, and a side door.

Edward Andrade, Director and Treasurer from RMB, Corp. & Breazzano Properties Corp., the property management company, was present to discuss the application with the Commission. He noted the front door which faced the street had become rotted and needed to be replaced. Mr. Andrade also indicated he would like to replace the side door and the frames on both of the doors.

Mr. Riepe asked about the material of the existing and the proposed doors. Mr. Andrade stated the new doors and frames would be composite, and the railings would be made of wood.

Mr. Riepe noted what was in place now had been originally approved by the Historic Districts Commission.

Mr. Andreas stated the building was circa 1638 and indicated he would prefer to see wood used for the door frames.

After discussion, on a motion by Mr. Riepe, seconded by Mr. Andreas, the Commission voted 4 to 1, with Mr. Andreas, Ms. Hawes, Mr. Riepe, and Mr. Swanson in favor and Mr. Taylor against, to approve the application with the following conditions:

- The porch materials and door frames shall be made of wood

**2. Public Hearing – Case 19-18, 47, 72, & 131 Wayside Inn Road** (Town Assessor’s Maps L03-0002 and L03-0001), Applicant Town of Sudbury c/o Public Works Director Daniel Nason seeks a Certificate of Appropriateness to replace damaged bridge superstructure including, but not limited to, replacement of the parapet walls, guardrail, pavement, grading, loam/seed, and associated work.

William O’Rourke, Deputy Department of Public Works Director and Town Engineer, was present to discuss the application with the Commission. He explained the damage which had occurred to the Wayside Inn Road bridge and roadway due to a vehicle crashing into it. Mr. O’Rourke indicated the parapet wall had been damaged by the motor vehicle. He also stated the existing wooden guard rail at the bridge did not meet any Massachusetts Department of Transportation (MassDOT) crash standards. Mr. O’Rourke noted the proposed new materials for the parapet wall would give the appearance of granite stone. Both the north and south parapet walls would be replaced as part of the project. Form liners would be used for casting in place concrete which could be colored.

Mr. Riepe asked how far beyond the new bridge walls would the new guardrails extend. Mr. O’Rourke stated three of the guardrails would extend approximately 30 feet beyond the new walls and the fourth guardrail would extend approximately 60-65 feet beyond the walls. He also discussed the timeline for the project. Mr. O’Rourke indicated the Department of Public Works was hoping to start the project in September or October of 2019. He pointed out a different design would require extensive review by MassDOT and the project would be pushed back into 2020. There was then discussion regarding crash standards and different possible designs for the guardrails.

Ursula Lyons of 157 Wayside Inn Road stated Wayside Inn Keeper Steve Pickford had asked for rocks to be used instead of guardrails and wanted to know why rocks could not be used. Mr. O’Rourke responded by noting the narrowness of the roadway was an issue and even using a stone facing would reduce the width of the roadway. The materials proposed were recommendations from MassDOT.

Discussion ensued regarding the possibility of using a stone veneer on the parapet walls. Mr. O’Rourke stated a stone veneer would protrude approximately 6 inches off of the parapet walls and a total of one foot would be lost from the roadway’s travel lane width.

There was then discussion regarding the use of granite caps on the parapets of the bridge, which would add approximately 7-9 inches of overall height to the walls.

There was also discussion regarding the possibility of using steel backed wooden guardrails. Mr. O’Rourke noted the cost of this type of guardrail would be much more expensive. Mr. Andreas advocated for using a reasonably large stone pattern on the parapet walls and steel backed

wooded guardrails. He also indicated the Commission needed to have a better understanding of the height requirements of MassDOT for the parapet wall, including the cap.

After discussion, on a motion by Mr. Taylor, seconded by Mr. Swanson, the Commission voted unanimously to continue the hearing to their meeting on August 8, 2019 at 7:30 PM.

**3. CONTINUED - Public Hearing – Case 18-23, 12 Maynard Road** (Town Assessor's Map G08-0406). Applicant SHKBEN Development, LLC, Alex Munteanu, seeks a Certificate of Appropriateness to build a new dwelling on a vacant lot.

Mr. Taylor provided a recap of the situation for the application and the proposal to construct a new single-family dwelling on the property.

Alex Munteanu was present to discuss the application with the Commission. He noted the black windows which had been approved by the Commission had been installed. Mr. Munteanu then distributed updated renderings of the proposed dwelling with newly proposed siding and front steps. He also discussed how stones would wrap around the facing of the front steps.

Mr. Riepe stated he felt the updated project proposal was an improvement.

Mr. Munteanu presented some proposed stone veneer samples and sought direction from the Commission on the coloring of the shingles. The Commission indicated they preferred a darker gray color for the cedar shingles and with a 6 inch exposure.

There was then a discussion regarding the proposed landscaping and screening at the property.

Mr. Taylor indicated he was not supportive of the shingles on the roof returns. Mr. Munteanu stated the returns could be made flat without shingles.

After discussion, on a motion by Mr. Taylor, seconded by Mr. Andreas, the Commission voted unanimously to approve the application with the following conditions:

- Front steps shall have a black iron railing
- New England blend stone shall be used for the front steps
- Shingles shall have a 6 inch exposure
- Color of the house shall be dark gray with white trim
- Roof returns shall have no shingling
- The Applicant/Owner shall consult with the neighbor at 4 Maynard Road and install 100 feet of evergreen vegetative screening along the property line that will block the view between the two houses. The evergreen vegetative screening shall be a minimum of 4 feet in height when installed and is expected to grow to a height of at least 8 feet.
- Updated renderings as submitted at the Historic Districts Commission meeting on August 1, 2019

**Miscellaneous:**

- Approval of Minutes from May 2, 2019: Mr. Taylor made a motion to approve the minutes. Mr. Riepe seconded the motion. All members voted in favor with Ms. Hawes abstaining from the vote.
- Approval of Minutes from June 13, 2019: Mr. Taylor made a motion to approve the minutes. Mr. Riepe seconded the motion. All members voted in favor with Ms. Hawes abstaining from the vote.

**Administrative Report/Update:**

Mr. Andreas noted the property at 62 King Philip Road seemed to be doing work without the appropriate approvals. He stated composite trim was being installed and the Building Inspector should be notified that no approval was given for this work from the Historic Districts Commission.

Mr. Taylor adjourned the meeting at 9:22 PM.