



# Town of Sudbury

## Historic Districts Commission

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### MINUTES

SEPTEMBER 19, 2019

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

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

**Members Absent:** William Andreas

Others Present: Amy LaHait, West Brookshire, and Ray Phillips

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

#### **New Business:**

**1. Public Hearing – Case 19-19, 276 Old Sudbury Road (Assessor’s Map H09-0061), Applicant Amy LaHait seeks a Certificate of Appropriateness to renovate space over the garage including three new dormer windows, one window on the side of the garage, and raising the roof on the back of the garage.**

Commission members reviewed new drawings requested on September 5th. The drawings showed a window on the side of the garage and the rear dormer now recessed from the edge of the garage. Commission members said they like what had been changed.

After discussion, on a motion by Mr. Taylor to approve the Certificate of Appropriateness as shown in the revised plans with the following conditions, seconded by Mr. Riepe, the Commission voted unanimously, 4 – 0, to approve the application.

- The existing garage window will be replaced with one of similar size. The lite configuration will be the same.
- The windows on the front dormers will be replaced with the same windows as those on the front of the house. The applicants will submit catalogue details of the windows to be included in the file.

#### **Other Business:**

### **Discussion: Consideration of New Historic Districts**

Ray Phillips, president of Protect Sudbury, presented a proposal to make two new historic districts. One would be encompassing the Massachusetts Central Railway Bridge 127 and the second would encompass Massachusetts Central Railway Bridge 128. He discussed in detail the history of the bridges and the surrounding areas and the need to protect them from further development. Both bridges are threatened by plans of Eversource to install new power transmission lines from Sudbury to Hudson.

Mr. Taylor noted that both bridges have been surveyed and are listed on the Massachusetts Cultural Resource Information System (MACRIS).

Mr. Riepe asked about procedure and what outcome

Mr. Phillips would like to see. Mr. Phillips replied that he would like to see the bridges protected.

Mr. Taylor asked if putting the cable underground was not an option.

Mr. Phillips said that it was.

Mr. Swanson provided some history that led to Boston Edison putting electric service underground.

Mr. Riepe asked if it would be legal for Sudbury to create districts on land owned by the State.

Mr. Taylor acknowledged this was something that needed to be investigated. He said by next meeting he would try to get an answer to this question.

It was agreed that further discussion would be continued at the next meeting.

### **Discussion: Loring Parsonage Walkway**

Mr. Taylor reported that Mike Melnick, Chair of the Permanent Building Committee for the Loring Parsonage, informed him that the Historic District Commission approved bricks for the rear walkway were not ADA (Americans with Disabilities Act) compliant. He said that similar bricks that would be allowed were installed. Mr. Taylor showed a picture of the new bricks and asked if members would agree to approve them.

After discussion, on a motion by Mr. Taylor to approve the ADA (Americans with Disabilities Act) compliant bricks already installed for the rear walkway, seconded by Ms. Hawes, the Commission voted unanimously 4-0 to approve the bricks as presented.

Mr. Taylor said he would contact Mr. Melnick and ask him to file for a retroactive Certificate of Appropriateness for the new walkway materials to be included in the file.

### **Discussion: Missed Meetings**

Mr. Taylor said that it had come to his attention that Commissioners who were absent from a meeting where a case is continued are allowed to vote on the case provided they watch the recording of the meeting they missed.

Mr. Riepe added that this is referred to the Mullin Rule and that a form, available at Town Hall, needs to be filled out and signed by the commissioner.

### **Discussion: Consideration of Historic Districts Commission Auxiliary Members**

Mr. Taylor asked members for their thoughts regarding having alternate members on the Commission. He said several other committees in town have them. He explained alternate members could attend meetings and participate, but would only vote should a member be absent.

Mr. Riepe mentioned that the Zoning Board of Appeals has alternate members, but noted the Zoning Board of Appeals requires a super majority to pass a decision and it is therefore more important to have five members present.

Mr. Taylor said it might be helpful to know what percentage of neighboring Historic District Commissions have alternate members. He said he would find out. The discussion was continued at the next meeting.

### **Approval of Minutes**

Mr. Taylor made a motion to approve the minutes of August 29, 2019 and September 5, 2019 as presented, Ms. Hawes seconded the motion. The Commission voted 4-0 to approve meeting minutes from August 29, 2019 and September 5, 2019.

Mr. Taylor adjourned the meeting at 8:47 PM.