



Town of Sudbury

Historic Districts Commission

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MINUTES

NOVEMBER 12, 2020 AT 7:00 PM

VIRTUAL MEETING

Members Present: Chair Fred Taylor, William Andreas, Susanna Finn, Frank Riepe, and Anuraj Shah

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 7:00 PM.

Old Business:

1. Public Hearing – Case 20-33, 354 Boston Post Road (Assessor’s Map K09-0029), Applicant and Owner Francis Caruso seeks a Certificate of Appropriateness to install two (2) exterior doors

Mr. Taylor made a motion to continue the public hearing for the 354 Boston Post Road Certificate of Appropriateness application to the Historic Districts Commission meeting on December 3, 2020. Mr. Shah seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Mr. Andreas – Aye, Ms. Finn – Aye, Mr. Riepe – Aye, and Mr. Shah – Aye.

Other Business:

253 Concord Road – Discussion regarding Renovation Project

Taryn Trexler of 253 Concord Road was present to discuss ideas for the renovation project with the Historic Districts Commission. She also noted Mr. Shah was currently the architect for the project. Ms. Trexler explained the history of the dwelling. She indicated the proposal was to enclose the breezeway, build a barn on the south side of the house, and update the front of the house to its historic details. Ms. Trexler displayed a site plan which indicated how the new structures would be situated on the property.

Ms. Trexler informed the Historic Districts Commission the existing windows were not historic in character, but the replacements windows would be. She noted the proposed barn would be in keeping with the other properties in the surrounding area of Concord Road. Ms. Trexler stated

the trim around the front door would be updated and that in the past there was a porch which had been taken down and simple door surround was put up.

There was then discussion regarding ideas for the front door and entryway. It was mentioned there was a water issue with the main house. Mr. Riepe noted the proposal for the current breezeway would not alleviate that issue.

There was then discussion regarding the landscaping style for the vegetation after the reconstruction would be completed.

Discussion regarding the Policy for Structures that are Not Visible from a Public Way Only because of Vegetation

The Historic Districts Commission discussed how they would determine when a property was or was not visible from a public way due to vegetation. This was a difficult concept to determine because some types of vegetation were easily removable and others were not. After some discussion, the Historic Districts Commission agreed on the following policy to assist Applicants in determining if their project was visible or not from a public way due to vegetation.

When approached by a potential Applicant about a project where it was unclear if the proposal would be visible from a public way due to vegetation, Mr. Duchesneau would reach out to two (2) Commission members who would conduct a site visit to determine if the proposed project would be visible from the public way. If both members agreed the project would be visible, the Applicant would be required to file a formal Certificate of Appropriateness application. If both Commission members agreed the proposed project would not be visible from a public way due to extensive amounts of substantial vegetation, the Applicant would not be required to file a Certificate of Appropriateness application. The Historic Districts Commission also agreed if after the two Commission members conducted their site visit and there was still disagreement, a formal application should be filed and brought forth to the entire Historic Districts Commission where a determination could be made by the Commission as a whole.

Discussion regarding Historic Districts Commission Guidelines and Precedents

The Historic Districts Commission discussed how every property was different and unique, and each application which came before them should be looked at that way. However, with that said, the Commission agreed they would keep in mind possible changes which could be made to the guidelines in the future.

Discussion regarding Amending Section 12. Changes in Historic District of Chapter 40 of the Special Acts of 1963

The Historic Districts Commission discussed possibly amending Chapter 40 of the Special Acts of 1963 to create a higher threshold for someone to call a Special Town Meeting to create a local historic district. However, there was a bit of uncertainty as to which process had a higher threshold, Chapter 40 of the Special Acts of 1963 (which the Historic Districts Commission

operated under) or MGL Chapter 40C, Section 3 (which most other communities operated under). Mr. Taylor asked Mr. Duchesneau to confer with Town Counsel as to which regulations had a higher threshold or more involved process to create a new local historic district: Chapter 40 of the Special Acts of 1963 or MGL Chapter 40C, Section 3.

Election of Officers

Mr. Andreas made a motion to elect Fred Taylor as Chair of the Historic Districts Commission. Mr. Shah seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Mr. Andreas – Aye, Ms. Finn – Aye, Mr. Riepe – Aye, and Mr. Shah – Aye.

Mr. Shah made a motion to elect Susanna Finn as Vice Chair of the Historic Districts Commission. Mr. Andreas seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Mr. Andreas – Aye, Ms. Finn – Aye, Mr. Riepe – Aye, and Mr. Shah – Aye.

Administrative Report/Update

There were no items discussed by the Historic Districts Commission under this topic.

Mr. Taylor adjourned the meeting at 8:59 PM.