



Town of Sudbury

Historic Districts Commission

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MINUTES

JANUARY 7, 2021 AT 7:30 PM

VIRTUAL MEETING

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

Members Absent: Anuraj Shah

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 7:32 PM.

Old Business:

1. CONTINUED Public Hearing – Case 20-26, 48 King Philip Road (Assessor’s Map K09-0036), Applicants and Owners Marlana Voerster and Alex Simovici seek a Certificate of Appropriateness to install French doors and relocate windows on the rear of the house, install a new pediment over the front door, add skylights, add granite lamp posts, and replace wood shutters

Applicant and owner Alex Simovici was in attendance to discuss the application with the Historic Districts Commission.

There was a discussion about the detailing around the front door and above the windows.

There were no determinations made regarding the application and Mr. Simovici agreed to return to the February 4, 2021 meeting for further discussion with updated proposed plans.

Mr. Taylor made a motion to continue the public hearing for the 48 King Philip Road Certificate of Appropriateness application to the Historic Districts Commission meeting on February 4, 2021. Ms. Riepe seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Ms. Finn – Aye, Mr. Andreas – Aye, and Mr. Riepe – Aye.

New Business:

1. Public Hearing – Case 21-01, 4 King Philip Road (Assessor’s Map K09-0102), Applicants and Owners Hans and Marisa Helgeson seek a Certificate of Appropriateness to remove the existing three-tab singles on the house and barn, and install architectural (dimensional) asphalt shingles

Applicant and owner Hans Helgeson was in attendance to discuss the application with the Historic Districts Commission.

There was a discussion regarding the proposed shingles and the Historic Districts Commission members indicated they preferred the Pewterwood color which had been presented.

Mr. Taylor made a motion to approve the application for 4 King Philip Road with Pewterwood colored shingles on the Landmark Series or in the Landmark Pro Styles. Mr. Riepe seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Ms. Finn – Aye, Mr. Andreas – Aye, and Mr. Riepe – Aye.

2. Public Hearing – Case 21-02, 38-40 Candy Hill Road (Assessor’s Map G10-0209), Applicants and Owners Kathryn and Robert Lee seek a Certificate of Appropriateness to replace a picket fence with a wooden post and rail fence

Applicants and owners Kathryn and Robert Lee were in attendance to discuss the application with the Historic Districts Commission.

There was discussion regarding the fence post caps that were approved as part of their original application. Mr. and Ms. Lee indicated they were not in favor of the fence post caps that were approved in their earlier decision.

Mr. Lee displayed some potential options for the tops of the fence posts. He indicated he and Ms. Lee preferred the BB&S Fence Systems of New England 5” x 5” Gothic Top Posts. The Historic Districts Commission members agreed this style of fence post top would be acceptable.

Mr. Taylor made a motion to approve the application for 38-40 Candy Hill Road for a white fence with BB&S Fence Systems of New England 5” x 5” Gothic Top Posts to be painted white with 7 foot long rails. Mr. Riepe seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Ms. Finn – Aye, Mr. Andreas – Aye, and Mr. Riepe – Aye.

3. *Case will be Withdrawn Without Prejudice*****

Public Hearing – Case 21-03, 22 King Philip Road (Assessor’s Map K09-0039), Applicants Mark and Leigh Lehmann, and Owners Alexandra Plotkin and John Loomis seek a Certificate of Appropriateness to replace all of the windows to fully de-lead the interior of the home

Mr. Taylor made a motion to accept the request to withdraw without prejudice the Certificate of Appropriateness application for 22 King Philip Road. Mr. Riepe seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Ms. Finn – Aye, Mr. Andreas – Aye, and Mr. Riepe – Aye.

Other Business:

Wayside Inn Road Bridge Project Design

Director of Public Works Dan Nason and Scott Medeiros from Woodard & Curran were present to discuss ideas for the proposed new bridge design and to gather feedback. Mr. Nason indicated the crash barrier and bridge design which had been presented to the Historic Districts Commission back in 2019 had met Massachusetts Department of Transportation (MassDOT) standards, but did not meet the Historic Districts Commission's design preferences.

Gary Christelis of 181 Dutton Road and the Board of Trustees for the Wayside Inn expressed his appreciation for everyone revisiting this issue and offered a few suggestions regarding the proposed design.

Mr. Nason indicated he and his team would process the feedback they had received and file a new Certificate of Appropriateness application with the Historic Districts Commission at a later date.

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

Bill Miniscalco of 126 Hemlock Road was present to discuss the process of modifying/creating a local historic district under the Town's Special Act. There was discussion and debate as to whether the Special Act regarding the creation of local historic districts in Sudbury should be amended to include elements of MGL Chapter 40C. The Historic Districts Commission members weighed the pros and cons, and it was noted that because the Town operated under a Special Act, the community could amend the language to whatever it felt was appropriate with approval from Town Meeting. The Historic Districts Commission agreed to continue to think about this topic and to revisit it at a later time.

Continued Discussion regarding Policy on "Viewable from a Public Way"

Mr. Taylor brought forth some information from other towns regarding this topic. He noted many communities do not consider vegetation to be an obstruction in terms of visibility from a public way. Mr. Duchesneau pointed out some of the examples Mr. Taylor had cited were from more densely populated communities where there were not significant stands of vegetation to be found. The Historic Districts Commission members agreed the current process of having two members conduct a site visit to make a determination regarding visibility from a public way was working well.

2020 Annual Town Report

Mr. Taylor made a motion to approve the Historic Districts Commission's 2020 Annual Town report as amended. Mr. Riepe seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Ms. Finn – Aye, Mr. Andreas – Aye, and Mr. Riepe – Aye.

Approval of Minutes from November 12, 2020 and December 3, 2020

Mr. Taylor made a motion to approve the minutes from November 12, 2020. Mr. Andreas seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Ms. Finn – Aye, Mr. Andreas – Aye, and Mr. Riepe – Aye.

The draft minutes for December 3, 2020 were not yet prepared and were therefore not discussed.

Administrative Report/Update

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

Mr. Taylor adjourned the meeting at 9:47 PM.