

TOWN OF BEDFORD
January 2, 2018
BEDFORD HISTORIC DISTRICT COMMISSION MINUTES

A meeting of the Bedford Historic District Commission was held on Tuesday, January 2, 2018 at the Bedford Meeting Room, 10 Meetinghouse Road, Bedford, NH. Present at the meeting were Chairwoman Janet Tamulevich, Rebecca Durrell, Theresa Walker (Alternate), David Gilbert (Alternate Town Council Liaison), Charlie Fairman (Planning Board Liaison) and Mark Connors, Assistant Planning Director (staff liaison).

I. Call to Order, Roll Call and Acceptance of Agenda:

Chairwoman Tamulevich called the meeting to order at 7:00 p.m. and asked the Commission members to introduce themselves. Ms. Durrell made a motion to accept the meeting agenda before the Commission. Mr. Gilbert duly seconded the motion. All members voted in favor.

II. New Application:

1. Andrew and Anne Noyes (Owners) – Request for approval to replace several exterior doors and windows and to relocate an exterior stairwell on the residence at 46 North Amherst Road, Lot 20-96-2, Zoned R&A.

Andrew and Anne Noyes, property owners, came forward to present the application to the Commission. Mr. Noyes noted that they would like to replace several windows and a slider, to add an additional window, to move an exterior stairway, and to replace an exterior door with a window. Mr. Noyes noted the specs for the windows and doors were included in the HDC packet.

Mr. Noyes then reviewed all of the proposed changes on each façade of the residence. Mr. Noyes noted there was a question regarding the material proposed for the new exterior stairwell. He noted the stairs would most likely be made of wood, but it was conceivable they may opt to pursue stone steps. Mr. Noyes noted the windows would be made of a fiberglass-based material which is strong and performs well in adverse weather conditions. Mr. Noyes noted cut-sheets were included for all of the replacement windows and matches the type of windows the Noyes had installed during previous renovation projects.

Chairwoman Tamulevich opened the application up for discussion and asked if there were any questions from Commission members.

Ms. Walker asked to see a view of the façade of the home where the new stairwell would be installed. She asked if a porch currently served by the current stairwell would be eliminated after the stairs are removed. Mr. Noyes noted that the porch would most likely be eliminated since the stairs would no longer access it. Mr. Fairman asked if the applicants had considered expanding the interior of the home to include the area occupied by the porch. Mr. Noyes noted it had been discussed, but the applicants have decided not to pursue that option since there is no foundation supporting that area.

Mr. Fairman asked to clarify the location of the stairwell on the home. Mr. Noyes noted that from the Streetview image provided, the porch and stairwell location is behind a set of bushes on the east façade of the residence. He indicated he thought most people driving by would not even realize anything had changed. Mr. Fairman asked if there was another form of egress from the house on the rear side. Mr. Noyes indicated there was.

Chairwoman Tamulevich asked if there was any member of the public who would like to comment on the application. Hearing no comments, Chairwoman Tamulevich asked if there were any final questions from the Commission. There were none.

MOTION by Ms. Durrell that that the Historic District Commission approve the request to replace windows and doors and to move an exterior stairwell at 46 North Amherst Road, Lot 20-96-2, as requested by the applicants Andrew & Ann Noyes, in accordance with the information submitted, because the applicants have provided evidence that demonstrates consistency with the HDC ordinance and regulations, subject to the following conditions:

- 1. The Applicants shall note the material proposed for the exterior stairwell.**
- 2. All work shall be completed by the applicant within two years of the date of the Historic District Commission approval.**
- 3. The applicant shall submit photos of the completed work for the file.**

Mr. Gilbert duly seconded the motion. Vote taken – all in favor. Motion carries.

The applicants thanked the Commission. Chairwoman Tamulevich wished them good luck and invited the next applicant to address the Commission.

2. Kevin Peterson (Applicant), David & Kathleen Peterson Revocable Trust (Owner) – Request to construct a 16-foot by 20-foot addition to the rear of the residence at 272 Wallace Road, Lot 20-90, Zoned R&A.

Kevin Peterson, property owner, stepped forward to present the application to the Commission. Mr. Peterson noted that the application is for a 16-foot by 20-foot addition to the residence at 272 Wallace Road. He noted that the addition was part of a larger renovation project to modernize and “open up” the home, which is older and more closed-off. Mr. Peterson noted that there was a question regarding the roofing material for the addition. He indicated it would be consistent with what is already on the home, which is an asphalt architectural shingle.

Chairwoman Tamulevich noted that she was very impressed by the materials proposed for the addition. Mr. Fairman asked if the addition would replace a porch. Mr. Peterson noted that it is correct, it is a three-season porch. Mr. Peterson then described the existing residence and the architecture proposed for the addition. Ms. Walker asked if there is a door on the front elevation of the house. Mr. Peterson noted there is a door by the garage and off the existing porch. Ms. Walker asked if the front of the house would change as a result of the renovations. Mr. Peterson noted only the windows would be replaced.

Mr. Fairman asked if the sunroom was visible from the street. Mr. Peterson noted that it is and would change to a hip roof as a result of the addition and the existing chimney would be removed.

Mr. Connors asked if the size of the windows on the front of the house would be changed when they are replaced. Mr. Peterson noted that the existing picture window would be converted to a single window. He noted that the floorplan showed the window sizes and locations. Ms. Walker clarified that the front of the house would change such that the windows will be uniform in size. Mr. Peterson confirmed they would. Ms. Walker asked if the windows would be symmetrically spaced apart. Mr. Peterson noted the bedroom windows are equally spaced, except for one bedroom window, which would occupy the current window location. Ms. Walker asked if the addition would extend any further from the house than the existing sunporch. Mr. Peterson indicated it would occupy the same footprint.

Chairwoman Tamulevich asked if there were any further questions from the Commission. Mr. Fairman asked about the new entrance on the rear of the home. Would the applicant want to extend the driveway or a walkway to serve it? Mr. Peterson noted they would like to extend the driveway at some point. His parents live next door and he may need to work with them to accommodate that. A survey has not been done on the house since the 1950s, so the property line is a bit fuzzy. Mr. Peterson said he planned to have the lots surveyed and to apply for a driveway permit in the summer of 2018. Mr. Fairman asked if there was adequate setback to construct the addition. Mr. Peterson indicated the setback is adequate based on the way the deeds are written.

Ms. Tamulevich asked if there were any members of the audience who would like to speak on the application.

Kathleen Peterson of 4 Briar Road stepped forward. She indicated she previously owned 272 Wallace Road. She noted that she very enthusiastically supported the application.

Patricia McLaughlin of 266 Wallace Road stepped forward. She noted that Mr. Peterson was her godson and that she supported the application in full.

Chairwoman Tamulevich asked if there were any further questions from the Commission. Mr. Fairman asked if the plan was to extend the driveway from Briar Road eventually. Mr. Peterson indicated it was the long-term plan with additional landscaping. Mr. Connors noted that the applicant mentioned he might pursue a lot line adjustment to accommodate the planned driveway if necessary. Mr. Peterson confirmed that was accurate.

MOTION by Ms. Durrell that the Historic District Commission approve the request to construct a 16-foot by 20-foot addition on the rear of the residence at 272 Wallace Road, Lot 20-90, as requested by the applicant Kevin Petersen, in accordance with the information submitted, because the applicant has provided evidence that demonstrates consistency with the HDC ordinance and regulations, subject to the following conditions:

- 1. The Applicant shall update the architectural plans to note the roofing material proposed.**
- 2. All work shall be completed by the applicant within two years of the date of the Historic District Commission approval.**
- 3. The applicant shall submit photos of the completed work for the file.**

Mr. Gilbert duly seconded the motion. Vote taken – all in favor. Motion carries.

Ms. Tamulevich noted that she knew the house and thought the applicants were doing a wonderful job on improvements. Mr. Peterson noted they were excited to move forward.

V. Approval of Minutes – December, 2017.

MOTION by Ms. Walker to approve the minutes. Mr. Gilbert duly seconded the motion. Vote taken – all in favor. Motion carries.

VI. Communications

Mr. Connors noted that Mr. Fairman had inquired about becoming a voting member of the Commission. Mr. Fairman asked Mr. Gilbert to look into the issue. Mr. Fairman noted that he was an advisory member, but not a voting member. He said making him a voting member would help ensure the Commission has a quorum for meetings. Mr. Gilbert indicated he would inquire about the issue with the Town Manager. Mr. Connors indicated that he could also look into the issue. Ms. Tamulevich noted she agreed with Mr. Fairman that having an additional voting member would be helpful for ensuring a quorum.

VII. Members Comments and Concerns: None.

VIII. Adjournment:

MOTION by Ms. Durrell to adjourn at 7:25 p.m. Mr. Gilbert duly seconded the motion. Vote taken – all in favor. Motion carried.

Respectfully submitted by
Mark Connors