

Town of Bedford
Historic District Commission Minutes
January 4, 2022

A meeting of the Bedford Historic District Commission was held on Tuesday, January 4, 2022, at the Town Meeting Room at BCTV at 10 Meetinghouse Road, Bedford.

7:00 PM Call to Order

Present: Chris Allen (Chair,) Kelly Tope, (alternate member), Steven MacDougall (member), Lori Radke, (Town Council member), Jillian Harris (Assistant Planning Director, staff liaison).

Absent: John Quintal (Planning Board liaison), Joe Vaccarello (member), Lisa Muskat (Vice Chair), Denise Ricciardi (Town Council alternate member).

Chair Allen opened the meeting and requested Kelly Tope sit as a voting member in place of Vice Chair Lisa Muskat who could not attend.

AGENDA REVIEW:

Ms. Harris reviewed the agenda. We have two items under New Business. The first item is David Clark (applicant) and Susan J. Clark (owner) with a request for a minor addition to an accessory storage shed located at 62 Bedford Center Road, Lot 13-62, Zoned R&A. We also have Granite State Solar (applicant) and Robert Dewey (owner) with a request for a roof-mounted solar array, located at 23 Church Road, Lot 14-53, Zoned R&A. Under Other Business, we have a discussion of Zoning Amendment No. 1 – Solar Energy Systems and a discussion of potential changes to the Historic District Commission regulations. We also have approval of minutes from our previous meeting on November 2, 2021.

MOTION: Ms. Radke moves to accept the agenda. Mr. MacDougall seconds the motion. ALL IN FAVOR – unanimous. MOTION carries. Agenda is approved.

New Business:

David Clark (Applicant) and Susan J. Clark (Owner) – Request for a minor addition to an accessory storage shed, located at 62 Bedford Center Road, Lot 13-62, Zoned R&A.

Mr. David Clark testifies: I have lived next door, right next door. We bought the house in 1983. We've done two additions and always in keeping with what the Historic District is all about. I'm a firm believer in the Historic District so I appreciate your giving me time to be here tonight. What you have here on the slide is the woodshed. We'll call it the woodshed. This is one of these deals where the addition, or the extension—that's the extension and I built it because I thought something under 200 square feet was cool and I didn't have to even put an application in. Somebody said well, you don't because it's too

small. Another person said oh, well you do. So, I called Matt Lavoie. He just said well, you're right and you're wrong. You're right that it's under a certain square footage. You're wrong because it's in the Historic District. And it's like, oh, whoops. I mean really whoops. I called and I ratted myself out because I didn't want to be a jerk and I've supported the Historic District all these years. It just totally was an oversight. I just—the scope and size of this thing is just so small that I didn't even think about it. That's the history of it. So, what I have here is, I stopped. I ceased construction on it because I didn't want to go ahead and be an egghead about it. So, what I'm going to be doing with this is, I have 60 sugar maple trees and I made 5 gallons last year with a turkey fryer and a propane setup. I have so much sap that I'm going to just make up a bunch more syrup. It's a labor of love and it takes a lot of time. I retired in June, and my wife is ill, so I need something to fill my day and be around the house. This is basically what's there. What I have done, because it's going to snow and rain and everything, I put boards on the bottom half along the side. Right here, I put another 4 x 4 straight down for structural integrity. These are all sunk in concrete. The roof is all 2-foot spacing on the trusses on the top. It's all simpson tied—strong ties. The roof is misty green, which actually matches the old roof. The old roof is 25 years old. I put that on 25 years ago, so it's faded. But I've used the same tile. It's basically the same color as the asphalt shingles on the main house. The trim is a creamy yellow that matches the house and the shed. It's basically the same color pattern. The roof slope is the same. I didn't change the roof slope. The black thing on top is a super vent, because the water vapor needs someplace to go. I really do need to keep it open. The stove is going to sit right in here. There's a stove pipe that I put up today. It really does need to be open because if it's not open, it's just going to be a mess. I don't know if anybody's made syrup in their home kitchen... have you done that? It's a mess. It's goopy. This is my feeble attempt at architecture. The $\frac{3}{4}$ wall $\frac{1}{2}$ wall, right now I've got—it's just basically plywood. I can either take the plywood down, or I can (on the front of it) just for beauty's sake, I can put 4 inch reveal clapboard on it to match what's already there. I can match that up on the front, but I am going to keep this open because the stove is going to be right here. The pipe comes right up here and extends a little bit over the roof. I really do need to keep that open. It's not going to have any electricity. It's not going to have any plumbing. It's just—the old woodshed the lean-to—has been here for—everything's been here since before I owned the property. I guesstimated everything to be 1960. The house is 1941. That's when it was built. It was built on what used to be the Cristliebs property and then before that it was the Woodbury property, as they owned like everything. So, that's what I'm trying to do. I welcome comments, suggestions or anything else.

Chair Allen said thank you for the overview. I'll say thank you for raising your hand as you were going through the process and bringing it forward so we could talk about it. I certainly appreciate the transparency there. I have just a couple questions for you and then I'll give the other members an opportunity. So, the $\frac{3}{4}$ walls that we're talking about, if you added those in, am I correct that would be what essentially amounts to the front and the back and then the end would be open? Or are you just saying the front would have that $\frac{3}{4}$ s? Mr. Clark replied I think, for visibility's sake, I think the front is, I think that would be my concern in keeping with the Historic District. I want it to look nice too. It's my property and my property value, and I care a lot about my property. So, the back side—it just faces the rainwater retention runoff pond. Nobody sees that. Keeping that open will increase the air flow as well. Chair Allen asked Is the $\frac{3}{4}$ opposed to a full just focused on air flow and venting? Is that it? Mr. Clark said have to, yes. I think maybe what I might do is, in this area—I just borrowed the clapboard (I cut and pasted). Right now, it's about a half wall. I've got 2 windows that are ready to go up. They're surplus windows and I can paint them to match. They're 35 by 39 inches. That would probably go right in this middle part here. I don't know. I just want to keep it a shed with not a lot of pizzazz to it. Chair Allen said I don't recall if you had an image in this packet, but can you just remind me of where this sits on the plot itself? Mr. Clark said sure. It's behind the house. Here's BCR right here. Then you go in my

driveway. Then you go down, here's the home. The existing shed, in red here, is 30 feet from the back of the house. The extension would be, if you're looking down the driveway, to the right. I've got all the setback requirements. To Kate Hanna's, I'm 150 feet to this building and the stone wall behind here, I am 150 feet. Then I own lot 64 that goes all the way down to 101. So, here's your skating rink down here. So, if you're looking up from 101, it's very hard to see anything up here. There are trees all around in here. The ones that Bob Brooks didn't cut down, which was, I never used to be able to see 101. Thank you very much. But that's another—that's a whole other story. I applied and I begged the Historic District to help me out on that, and it was not a good time. So, because they were all over 14 inch trees. So, setback is all good, and really Kate Hanna, who is over on 58, she's the only one that really can see what I'm doing. I sent you a letter, I think you guys might be copied on it. She totally endorses it. She sent that to me yesterday, so I'm sorry for the late arrival on that one. She can see it. If you draw a line up where the help icon is on this screen, that's about where her house is. She can see if she's in her driveway. Her driveway has a drive-in garage. So, she doesn't look through her garage to see what I'm doing. It's pretty far back and out of the vision, if you will.

Chair Allen said okay. I'll hold off on expressing my opinion until the rest of the Commission has an opportunity to weigh in. I'll open it up, does anyone have any questions they'd like to bring forth? Ms. Radke said the only one I had was, and I think you answered it, where there are going to be windows, in that front, and you answered it. So, you do have some surplus windows that you're going to put in? Mr. Clark said yes. I have them, and I ... Ms. Radke continued when you said a wall, I'm like ooooh, it would be nice if you could break that up with a window, and you did. So that was nice. Mr. Clark said yes. Well, Lori, it would either be the half wall and the whole top would be a window. Ms. Radke said which is fine, too. Mr. Clark continued yah, it's kind-of a work in progress. I've got to see how it functions. I got a kit and put together the evaporator. It's a 55 gallon barrel with stainless steel trays that fit on top of it. You build a big roaring fire under it, and I really don't know the thermodynamics and the steam. I just don't know what's going to happen yet, before I really go hog wild. I think, really, what I really want to do is I want to, however high that wall is, I want to continue this clapboard look. I think that is... Ms. Radke said that will look nice. Mr. Clark continued It will look nice. I've got to paint on both sides so that might take a while. It's a little cold to be painting right now. I designed it so I can buy 6 foot clapboard. That new 4 by 4 inch column here, I'll have to trim some off the 6 foot boards, but I don't have to buy 10-12 footers, which are really expensive. It would be pine. I would paint the rough side—I'd leave the rough side out. I'd prime the inside. Then I can pop a window in there. It would be a window that would be hinged on top, and you could put a stick to prop the window out to let the air flow happen. I would paint it to match the other...the shed is, that it's still standing, is pretty amazing. It's a piece of junk, and there are woodchucks that live behind it. I showed Jillian a picture of the backside, which is what it looked like before I revamped it a little bit. It was really—I can't believe it's still standing. I've got racoons living under it. I've got woodchucks living under it. The mice are happy. It's really not—I don't know how long the building is going to last. But I'm amazed it's lasted as long as it has. It's not historic. It's just vintage 1960. It's one of these things that somebody just made on a couple weekends or something. It was a pony barn.

Chair Allen said thank you for that. Lori, anything else from you? Ms. Radke said just one unrelated question. When you make your syrup, you do it outside? It's going to smell really nice, huh? You're going to smell the syrup? I'm just thinking. Mr. Clark said uh, it depends on what stage you're in. If you're doing a big boil, it will, as it gets down closer to being syrup—it's great. With sap, you can drink sap. It's really a good elixir. Just straight sap. If you don't have enough time to boil it. It's anti-carcinogenic. It's got some properties that's just unbelievable. Mr. Radke said nice. Mr. Clark said my wife cooks with it when it's done. Ms. Radke said well good luck with that. Mr. Clark said yes. It's fun.

You know what. You have my word. I'm going to make it look as presentable as possible, because I do care. Ms. Radke said why wouldn't you? You'd want that, so good. That's all I have. Thank you. Chair Allen said alright. Thank you. Any other questions? Mr. MacDougall asked you can see it from the street? Or you have trees in the front, right? Mr. Clark answered yes. I have a privet hedge, and I have trees. You can see it if you stand at the top of my driveway, and you can look down and you can see it. It's about 10 feet below 10, 11, 12 feet below the grade of Bedford Center Road. Mr. MacDougall continued well I have no problem with you doing what you want in that area. That sounds like you really want to do the right thing, and you are. Mr. Clark said yes. Well, in between here and that long strip of property that I own down to 101, I planted 75 Christmas trees last year. I've got another 20 on order from the State. So, you can see the Christmas trees out there. I've taken a lot of them, and I give them away. I'm starting a whole new crop of them. Trying to get this Bedford Center kind of back to its Freeman Shaw days. Do you guys know who Freeman Shaw is? Bob knows Freeman. He lived down...do you know where the horses were? Brad Holt owns that, but they rent it. Freeman lived in that house. He lived to be 98 years old. He probably wrote about 80 percent of The History of Bedford book? Chair Allen asked, is that right? Ms. Radke said yes, you'll see his name all over in that book. He was very much involved. Mr. Clark said character. I mean stories after stories. The cows used to wait to be milked. You know across from the Hessions, now the Diedre and Nicolo, the Woodbury house—across from there, there's a slatted black fence. The cows used to wait to be taken into the barn right there. So, that's where I put my vegetable garden when I first moved in. It was—cow manure was—the soil was so rich. It was great. But I digress. Ms. Radke said good history. Chair Allen agreed. Mr. Clark said the stories are fun. They really are. By the way, the Menards are doing a great job on that Woodbury house. It's, it's—what a mess. What a mess. But they're going to bring it back to its former glory. It's good to have people that can do something like that. Like the Burleigh's house. They've done such a great job on that. Alright, well you guys are the historic crowd, so. Chair Allen said that's right. It's the right place for these stories. I'll just say I echo Steve's comments. I think this is a relatively straight-forward proposal. I will say that I personally like the idea of continuing the clapboard across for the lower half and that window up above with a top hinge I think would look very nice on the front side. With the understanding that the rest would be kept open for ventilation. I just offer that as an opinion. With that, I'll go ahead and open it up to any comments from the public. Do we have anyone here that would like to make a comment? There is no comment from the public.

We did, as you alluded before, receive one email that we'll read into the record as well. It is from Katherine Hanna. I'll read this verbatim. Received yesterday, 3 January at 5:31 pm.

Dear Commission Members, I write to support the request of my next door neighbors, David and Susan Clark, to renovate their shed in the backyard and to engage in other minor activities to allow for their producing maple syrup. The Clarks have consistently maintained their property in an exemplary fashion so that it fits in with the historic nature of the property. For example, the Clarks have grown beautiful Christmas trees on their lot next to the Town Hall. In my view, the maple syrup activities will only enhance their property and our neighborhood. Therefore, I urge you to approve their request. Best Regards, Kate Hanna.

There not being any other comments, I will just offer the Commission one last opportunity. Are there any other comments that you may have? Okay. No? Alright so not being anything further, I will entertain a motion on this application.

MOTION: Ms. Radke moves that the Historic District Commission approve the request for construction of a minor addition to an accessory storage shed at 62 Bedford Center Road, Lot 13-62, in accordance with the information submitted because the applicant has provided evidence that

demonstrates consistency with the Historic District ordinance and regulations, subject to the following conditions:

- 1. All work shall be completed by the applicant within two years of the date of the Historic District Commission approval.**
- 2. The applicant shall submit photos of the completed work for the file.**

Ms. Tope seconds the motion. ALL IN FAVOR – unanimous. MOTION carries.

Chair Allen said Mr. Clark than you very much for your time and for the detail that you offered here. Mr. Clark said great. Just a matter of whatever procedure. Do I need to get back to the Town, or? Ms. Harris said we will send you a Certificate of Approval. Mr. Clark said do I need to do anything else at that time? Ms. Harris said just check in with Matt Lavoie on Building Permit requirements, but if you're all set there, then you're good to go. Mr. Clark said thank you so much. Before I step down, Bob's going to talk about his solar. I use the same solar company, which is Granite State Solar. They were awesome to work with, and they were very respectful of what you guys do. Obviously because I just went through it. It was all Zoom, so I don't know who was in the meeting. I thank you for passing that. All I've got to say is they are awesome. They are awesome. Chair Allen said that's good to hear. Mr. Clark continued I don't need to stick around. Or I will stick around. Ms. Radke said just bring syrup next time. [laughter] Mr. Clark said I'll bring syrup next time when I park my double-wide in the back. Thanks again. Chair Allen said we'll go ahead and get started with our second agenda item. This is the application from Mr. Dewey. So, Bob, we'll turn it over to you, and ask that you please give us an overview of your proposal as well.

Granite State Solar (Applicant) and Robert C. Dewey (Owner) – Request for a roof-mounted solar array, located at 23 Church Road, Lot 14-53, Zoned R&A.

Mr. Robert Dewey testifies: This is really not a big deal. We've lived, I was actually on the Commission in the early 90's for about 4-5 years. I did this. Back when we did it in the Town Offices. But anyway, we are just going solar. We're putting some solar cells up on the roof of the house and not doing anything else. The house sits back. There's a big berm in front of the house on Church Road. It's heavily treed. You can see in the pictures that there's ... Ms. Harris interjected Bob, if you want close out of this, there is a file on the computer that you can open and show the pictures from your application. Mr. Dewey said oh, okay. [Ms. Harris assisted with the computer projection]. There we go. Okay. We're just trying to reduce our carbon footprint basically. In this age of global warming, we're going to have, I think, 49 panels put on the roof. You can see it's a house with a hip roof. It's a pretty flat roof. I honestly think you might see the front panels from a distance. But not when you get close to the roof. You can see here—that's our driveway. The house sits back a way. If we go down further, we have a berm in front so that you really have a hard time seeing the house from the road any way. That's really all we're going to do. We're having the same company that did David and Susan's. I don't think I'd change anything else on the house. I think that's it.

Chair Allen said just a couple clarifications. I think it said it was 2 feet, right, from the roof line to the top of the solar panels. Is that correct? What is the total number of solar panels? I apologize if I missed that. Mr. Dewey said it's either 49 or 48. I don't know if they wrote it down. A board member said it looks like it says 51. Mr. Dewey said 51? Okay. Chair Allen said if you don't mind, would you mind just scrolling back down to the image of the home? And so, the driveway here is on the right side, is that right? Mr.

Dewey said yes, that building to the right is the garage. This is the garage. The driveway comes down here on the right hand side of this diagram. Chair Allen said got it. Okay. Thank you. I think that's all I had for clarification questions. I will say that you came on a good day. There's going to be a lot of solar talk today. Mr. Dewey said oh, is that right? Chair Allen said yes, so this is a good one to lead us into that. I'll open it up to the Commission. Any other questions or points of clarification? Ms. Radke said just one Mr. Chair. What is disconnected? It says disconnect on the map. Mr. Dewey said you know I honestly don't know. I get tied in somehow with ... Ms. Radke said oh, it's their drawing. Mr. Dewey said that's just their work thing. I don't know what that ... it says meter disconnect. But the meter is on the side of the garage out here. So, I don't know what they meant by that. Ms. Radke said oh, okay. Ms. Harris said I think that's a safety feature for a fire. Ms. Radke said okay. That's all I had. Chair Allen asked are there any other questions? Alright. With that, I will open it up for public comments if there are any. Not hearing any public comments, I'll just offer the Commission one last opportunity with any questions or comments that you'd like to make. Alright. So, I will entertain a motion on this application.

MOTION: Ms. Radke moves that the Historic District Commission approve the request for an installation of a roof-mounted solar array, located at 23 Church Road, Lot 14-53, in accordance with the information submitted because the applicant has provided evidence that demonstrates consistency with the Historic District ordinance and regulations, subject to the following conditions:

- 1. All work shall be completed by the applicant within two years of the date of the Historic District Commission approval.**
- 2. The applicant shall submit photos of the completed work for the file.**

Mr. MacDougall seconds the motion. ALL IN FAVOR – unanimous. MOTION carries.

Chair Allen said thank you Mr. Dewey for walking us through the project. Have a good rest of your night. Mr. Dewey said okay. Thanks very much. Chair Allen said okay. Thank you. With that, we will move into our item number 4 here Other Business.

Other Business:

Discussion of Zoning Amendment No. 1 – Solar Energy Systems

Chair Allen asked Ms. Harris to give an overview to get started. Ms. Harris said I've provided, in your packet of materials, Zoning Amendment number 1, which was recently posted for Public Hearing by the Planning Board and will be heard January 10th and January 24th. It is proposed for solar energy systems. It would amend Attachment 2, Table 2, Table of Uses, Section 275-61 for performance zone permitted uses and Article 1, Section 275-6 for definitions. It's intended to permit roof-mounted and small-scale ground-mounted solar energy systems as an accessory use in all districts and to update the Table of Uses to permit medium-scale ground-mounted solar energy systems as an accessory use in certain districts. It would also permit medium- and large-scale ground-mounted solar energy systems as a commercial use in certain districts. It's intended to outline criteria for permitting solar energy systems and for granting conditional use permits for solar energy systems. I've provided the complete text of the draft amendment for you to review. I can certainly answer any questions on what's outlined for the zoning there.

Item 2 under Other Business is a discussion of potential changes to the Historic District Commission regulations. This would be in relation to this amendment, should it pass, the Commission might want to

consider updating regulations so that we establish design and siting standards for placement specific in the Historic District. There are some considerations that you can review. I passed out the Energy Commission report on a company called Sol-Smart, who did a Zoning Review for solar energy in Bedford, and it outlined some barriers and gaps that related to solar development in town. They also had some considerations that you could look at for Historic District Commission regulation updates. So, I can certainly go over what the recommendations were there just to get the discussion started. But really, I'm looking to see what the Commission would want to see in an update to the regulations in relation to solar energy systems. On page—this is the Sol-Smart zoning for solar code considerations. Looks like it's page 3. It's not numbered. Item J outlines Historic District, and it states solar energy systems in the Historic District should be designed, sized and located to minimize their effect on the character of a historic building. These are just considerations, but you can discuss tonight. They have ... solar energy systems should be placed to avoid obscuring significant features or adversely affecting perception or overall character of the property. They should minimize visual impacts by locating solar energy systems back from the front façade. Consider installing solar energy systems on an addition or secondary structure where applicable. Use the least invasive method feasible to attach the solar energy system to a historic roof. Such that it avoids damage to significant features and historic materials and can be removed and the original character originally restored. Lastly it has all solar energy systems within the Historic District require a Certificate of Appropriateness or in our case it would be a Certificate of Approval, from the Historic Commission or equivalent. These are the types of items that we could consider adding to the Historic District Commission Regulations in relation to the Zoning Amendment.

Ms. Tope said we wouldn't be addressing this until after the amendment? Ms. Harris said right. We can start the discussion now. We can continue it in February and March and get sort-of, establish what you would want the regulations to be updated with. We would then have to post for public hearing, and I'd probably consider doing that in April. Mr. Allen said just one clarification to make sure I'm on the same page. The Sol-Smart Consulting Services were part of the amendment, so putting that together, or is that an HDC-specific... Ms. Harris said it was not specific to HDC. It was something the Energy Commission was working on so that we can establish specifically local siting standards for ground-mounted arrays. Also, to encourage solar in general, so there aren't barriers or gaps in our zoning that would prohibit solar installations unnecessarily. They did a zoning review and gave recommendations for a zoning update. As part of that zoning review, they also gave recommendations for updates to the Historic District. Some communities put their Historic District into their zoning. I think that's why they put it in their recommendations. We would just update the regulations. Mr. MacDougall asked is there any differences between what is expected within the town as a whole versus the Historic District? Or is it just one in the same? Ms. Harris said the zoning amendment, should it pass, would apply to all of the Historic District. The Regulation Updates would be specific to the Historic District so it would be siting-specific where they, you know, you were looking at minimizing visual impacts. In the case of a ground-mounted array, perhaps if it was going to be visible from the road and they had another option to make it behind a structure, the recommendation from the Commission would be to make it the least visible option possible. Mr. MacDougall said whereas the town as a whole could just put it in wherever they please, because they don't have ... Ms. Harris said assuming they meet setbacks, yes. It would be those types of things that the Historic District would look at. Chair Allen said I guess as an opening on this one, I think we'd be well served to have some more specificity around solar arrays and solar energy in the HDC guidelines. I think it's relatively open to interpretation as it's written right now. I think when you read through the definitions, particularly around the sizes of what constitutes a certain size ground array, that, to me, would make a lot of sense and kind-of remove some level of ambiguity and probably—we're seeing the number, as evidenced tonight, right, the number of solar applications increasing out of our Commission. So, I think if we can align with the zoning change, if it's passed, and

have that level of specificity. I think it would help the applications and the conversations that we have here. Ms. Tope said I don't have a copy of that, so I'll take a look at it later. Basically then, we would just put additional parameters around it and still require Historic District Commission approval but give a little bit more guidelines as to what may be acceptable in the Historic District. Chair Allen said we would propose those changes to the regulations and, jump in if I have this wrong, work through those. Those would get posted for public response and then once it makes it through that, it would become part of the guidelines that we set and have conversations on. Mr. MacDougall said that will be one less thing we have to grill them on if it's all predefined. Chair Allen said yes. Again, the frequency of applications, probably, is not the thing to go off of, but the number of tree-related requests that come forward are sizeable. So, we have very specific parameters about what size tree constitutes coming before the HDC versus not. I think setting that up in a similar fashion will improve the conversations. Ms. Harris said it will help the applicants when they're putting their applications together as well, to have specific guidelines they can work with for siting and placement. Chair Allen added I guess one thing that, and I don't know that you would know this, or Lori in your conversations, I don't know what the exact term was, but the requirements for screening or having things around the ground arrays, that's something I'd be particularly interested in looking at. In some cases, that could be a significant burden for a homeowner to have to put whatever that screening is--maybe it's not—if it's evergreens, or something like that. If it's more substantial that might be a point that there's more debate on. That would probably be something for us to keep in mind and talk about probably in the February meeting. Ms. Harris said yes, certainly. So, if there are specifics for screening that we can add, that would be great to have: number, size, type, if it's landscaping or if we're going to be requiring fencing as a screening—what would be acceptable for that. Ms. Tope asked then would we need different definitions for the small-scale and medium-scale ground? Those could be different in size. Ms. Harris answered yes. Those are included in the zoning amendment—the definitions. Let's see if I have it in front of me. Ms. Tope said we may want to consider the size of that. I think right now it's 15 feet, maybe something, I don't know, we'd have to see. And what could conceal those may be different as well, based on the size of the panels. Ms. Harris said yes. Chair Allen said I'll ask maybe a very basic question. If that amendment were to pass, right, that's the zoning, then, standard, am I correct that we cannot be more lax than those standards, but we could be more restrictive than those standards. So, if the zoning standard is 15 feet, we can say for the HDC, it's 10 feet. Is that true? I'm not saying that I'm proposing that. I'm just asking. Ms. Harris answered alright I don't think that you could reduce the height for the Historic District in the regulations. I think it would have to be consistent with the zoning. But I think you could ask for more screening above a certain height or that it needs to be placed, this is sort-of subjective, but the least visible place possible and screening. I think those are the types of things the regulations would address. Chair Allen said okay. Ms. Radke said that makes sense, yah, I guess so. Are there any already in the Historic District, any ground-mounted? Ms. Harris answered there are. There was one recently approved this year on Bedford Center Road, near Town Hall. I think it was 99 Bedford Center Road. Just behind the Presbyterian Church. Ms. Radke said ahh, okay. Ms. Harris said there is another one, I think, on Liberty Hill. Mr. MacDougall said I don't think you can see it. I think that one's behind the house, isn't it? I think it's pretty well hidden. Ms. Harris asked, which one? Mr. MacDougall answered the one at 99 Bedford Center Road. Ms. Harris said it is sort-of off to the side of the house. You can see it from a certain angle in the winter. Otherwise, it's screened pretty well with trees. Chair Allen added I think that one, in particular, was also relatively short height perspective and not an overly large number of panels either. Ms. Radke added this height might change too. Didn't we have a conversation about changing it? Did it start out at 15 and then there was conversation? Ms. Harris answered it stayed at 15. Ms. Radke asked it stayed? They kept it at that. Ms. Harris replied yes. It was the overall size for small scale that went up slightly from 1750 square feet to 2500 square feet. That was adjusted. Ms. Radke said okay. Ms. Harris stated I guess I would ask if the Commission is supportive of the items that were outlined in

the Sol-Smart considerations, or if there are any that you would not like to see in a draft regulation update? Ms. Radke said no, that's a good start. Ms. Tope asked do you have another copy of that? Ms. Radke said I've got two here. [Ms. Radke handed a copy to Ms. Tope]. Ms. Harris said it's the Zoning Review and then there's Code Considerations. I have extras. Let me find it. This is the one that I'm looking at. It's the Code Considerations. Ms. Radke said yes. That's the one I gave her. Sure, that's a good start. We could also see what other towns do as well that have Historic Districts. Ms. Harris said yes. Why not? Ms. Radke continued we don't need to recreate the wheel. There's probably stuff already out there. So, you kind of compare what other towns of similar size or whatever. Ms. Harris said yes. I could provide some examples for the next meeting. You can see what other towns have done. Chair Allen said I think those all make sense as a starting point. Ms. Harris asked any others that you'd like to add? I've got screening as well as wanting to discuss the ground arrays. Chair Allen said I'm trying to think of some of the things that have been longer conversations on some of the applications. Ms. Tope asked for the ground-mounted solar energy systems, how tall are they normally? Ms. Harris answered I think they're between 10 and 15 feet, typically. There are some of those tilted tracker-type ground-mount arrays that might exceed 15 feet in certain instances. That's pretty big. That's getting on two stories. Ms. Radke said yes. That seems pretty large. Ms. Harris said I want to say the discussion has surrounded visibility for the most part in the past year on these types of applications. If that's the focus is minimizing visual impacts, then... Chair Allen added yes. If you've got the screening, I think that kind-of covers both the options. Okay. Ms. Harris said alright. I'll bring back some more information for the next meeting, and we will have other Commission members who can give some input as well.

Chair Allen said alright. Sounds good. Thanks for leading us through that, Jillian. So, with that, we'll move on to our next item here which is approval of minutes.

Approval of November 2, 2021, Minutes:

MOTION: Mr. MacDougall moves to approve the November 2, 2021, minutes. Ms. Tope seconds the motion. Ms. Radke abstains. ALL IN FAVOR – unanimous. MOTION carries. November minutes are approved.

Communications:

Chair Allen asks Jillian, are there any communications from staff? Ms. Harris says I have no further communications. Chair Allen said alright. Thank you. With that are there any other final comments or concerns from the members of the Commission? [no concerns voiced] Is there a motion to adjourn?

MOTION: Mr. MacDougall motions to adjourn the meeting. Ms. Tope seconds the motion. ALL IN FAVOR. Motion carries.

Meeting adjourned at 7:51 pm.

The next meeting of the Bedford Historic District Commission will be on March 1, 2022.

Respectfully submitted by Sue Forcier