

**Town of Bedford**  
**Historic District Commission Minutes**  
**March 1, 2022**

A meeting of the Bedford Historic District Commission was held on Tuesday, March 1, at the Town Meeting Room at BCTV at 10 Meetinghouse Road, Bedford.

**7:00 PM Call to Order**

**Present:** Chris Allen (Chair,) Steven MacDougall (member), Lori Radke, (Town Council member), John Quintal (Planning Board liaison), Jillian Harris (Assistant Planning Director, staff liaison).

**Absent:** Joe Vaccarello (member), Kelly Tope, (alternate member), Lisa Muskat (Vice Chair), Denise Ricciardi (Town Council alternate member).

**Agenda Review**

Chair Allen requests Ms. Harris review the agenda items. Ms. Harris said tonight we have 3 items under New Business. The first item is Allan J. and Judith G. MacLellan (Applicants and Owners), with a request for installation of a ground-mounted solar array, located at 41 North Amherst Road, Lot 20-64-4, Zoned R&A. Item 2 is Matthew McLaughlin (Applicant and Owner), with a request for a 12 ft. by 22 ft. addition to the East side of the house, located at 12 Briar Road, Lot 20-91-5, also Zoned R&A. And third under New Business, we have Patricia McLaughlin (Owner), with a request for approval to demolish the rear portion of the residence at 266 Wallace Road, and to replace it with a 2 story 1,800 square foot addition, Lot 20-91-4, Zones R&A. Under Other Business, we also have 2 items. The first item is a discussion of the potential changes to the Historic District Commission Regulations concerning solar energy systems and also a discussion of the Certified Local Government Program application. And there's an approval of minutes from the previous meeting on January 4<sup>th</sup>.

Chair Allen said thank you very much Jillian. Is there a motion on the Commission to accept the agenda?

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

**New Business**

**Allan J. and Judith G. MacLellan (Applicants and Owners), request for installation of a ground-mounted solar array, located at 41 North Amherst Road, Lot 20-64-4, Zoned R&A.**

Chair Allen said thank you for joining us. I'd like to invite you to introduce yourselves and provide a walkthrough of your application please.

**Mr. Allan MacLellan testifies:** I am Al MacLellan. This is my wife, Judith. We live at 41 North Amherst Road. We are petitioning for a new solar array. Chair Allen interjected alright. I think it's a ground-mounted array. Do we have an image that provides the height of the array that we could take a look at? Mr. MacLellan asked, the height of it? Chair Allen said yes, please. Mr. MacLellan said it is about 6 feet tall, is what our representative has told us. Ms. Harris said Al, just so you know, your pdf is on the screen. If you want to use the mouse, you can scroll through all your application materials. [Ms. MacLellan assists Mr. MacLellan with the mouse and pdf.] Chair Allen said I think there's an image somewhere in the package that shows maybe what the array is planned to look like. Mr. MacLellan continued this is a picture of the planned array. Chair Allen said alright, maybe just the top of that page, it shows the height—so that's the 6 feet we're talking about off the ground. Is that right? Mr. MacLellan said yes. There it is. Chair Allen said alright. So, it looks like 5 foot 11 right there, right? Is that an additional 1 foot on the struts maybe at the bottom? Mr. MacLellan said that would be my guess. I'm not sure. Ms. MacLellan added it looks like it's 6 feet. Chair Allen said yes, that 5' 11" is just throwing me off because it doesn't go all the way to the bottom. So, I just didn't know if it was a 5-foot or a 6-foot, or sorry—a 6-foot or a 7-foot height approximately we're talking about. So, this is going to go where on the property? Mr. MacLellan said this shows where the array will be. This is where it is. You can see this shows the panels. They're aligned directly behind this addition. Chair Allen said okay, Amherst is at the bottom of the screen, right, and then that's the back portion of the house that it's going to be set behind. Mr. MacLellan said it is, yes. Chair Allen said okay, is there any tree removal or anything that's going to be required for this? Mr. MacLellan said no. We planted all these trees, so we don't want to be removing any of them. Chair Allen said okay. Alright, I'll open it up to other members of the Commission. Does anyone have any questions they would like to ask?

Ms. Radke said I have a question, Mr. Chair. So, abutter letters have been sent to all, I would assume. Any issues? Ms. Harris said we received no comments. Ms. Radke said okay, that's good. Mr. MacLellan said we have one neighbor here, if you'd like to ask him if he'd like to have anything to say. Chair Allen said we'll open it up to public comments after the Commission asks their questions. Mr. MacLellan said okay.

Mr. MacDougall said I think you've provided some pictures from the abutters' properties, too, as far as what their view would be of it. So, that was good. Ms. Radke agreed, adding the application is pretty thorough. Question, being new on this Committee, are there any other residents in this Historic District that have some solar arrays, or is this one of the first ones? Ms. Harris answered there are, and we did see a ground mounted array last year as well, close by at 99 Bedford Center Road. We have seen these. Ms. Radke said oh, I don't remember that one. Okay, good. Chair Allen said I think the frequency of these solar panel applications has been increasing pretty steadily in the past year- year and a half or so, right? Alright, so I'll echo Lori's comments that the application put forward some images that made it pretty clear where this was going to sit behind the house. Also, I certainly appreciate you providing the pictures from your abutters' angles so that we can understand what that looks like as well. I don't personally have any other questions. I feel the application kind of set this forward in a very clear manner. I'll ask one more time any questions from the Commission before we open it up to the public? [No questions] Alright, thank you. So, with that, I'll invite any members of the public that are here to speak that would like to share any thoughts. Please, sir, if you wouldn't mind just stepping up to the microphone. Ms. Radke said just make sure you say your name and address. That would be helpful.

**Mr. John Cormier testifies:** John Cormier, 42 Church, right up behind Allan, behind their house. I'm just curious, you said you have a picture of what it would look like from our house? Mr. MacLellan

answered not from your house, John, it's from the next-door neighbors' house. Mr. Cormier said okay, so, it's going to be directly behind the pine trees that are back there? Mr. McLellan said pretty much. Mr. Cormier continued so we won't be able to see it from our porch? Mr. MacLellan said it might be a little wider than the pine trees, but there's a pear tree in there also, so. Mr. Cormier said okay, thank you.

Chair Allen said thank you. Alright. Are there any other comments? [None] Okay. So, I'll offer it to the Commission one more time. Any additional comments or questions for the applicant? [None] Alright. With that, is there a motion on the application?

**MOTION: Ms. Radke moves that the Historic District Commission approve the request for an installation of a ground mounted solar array at 41 North Amherst Road, Lot 20-63-4, 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. No tree removal shall be undertaken on the property that will reduce the current screening from the front property boundary. Hazardous tree removal shall be permitted with replacement to maintain current screening.**
- 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. MacDougal seconds the motion. ALL IN FAVOR – unanimous. MOTION carries.**

Chair Allen said with that, your application is approved. Thank you very much for bringing it forward tonight and again, for the images and the information you put forward in the application that can improve this process and made it much smoother. So, thank you very much. Mr. and Mrs. MacLellan said thank you. Chair Allen said you're certainly welcome to stay if you're interested in the rest of the agenda, but you can also take off if you'd like. With that I'd like to move on to the second item on the agenda tonight and I'll ask the applicant to come forward and introduce themselves.

**Matthew McLaughlin (Applicant and Owner), request for a 12 ft. by 22 ft. addition to the East side of the house, located at 12 Briar Road, Lot 20-91-5, Zoned R&A.**

**Mr. Matthew McLaughlin testifies:** Matthew McLaughlin, 12 Briar Road. Chair Morin said hello Mr. McLaughlin. If you would, could you just give us an overview of your application please. Mr. McLaughlin said sure. I'm not on this computer, am I? Ms. Harris said you are. If you just click over on the tabs on the top to 12 Briar. Mr. McLaughlin said okay. We'd just like to add a 12 by 22 extension to the first floor of our house on the East side of the house. The house is an expanded cape. We've already done an expansion on the West side. This one will just kind of balance out on the East side of the house. Chair Allen said okay, as I understand it, the structure is set back from the road, right? There's quite a substantial amount of vegetation in the way. So, this wouldn't be visible from the road. Is that correct? Mr. McLaughlin said correct. We're also going to—for windows—there are two existing windows in the house. We're just going to repurpose those. One will be on the North side. One will be on the East. We plan to have a skylight on the roof facing South. Chair Allen said okay, so those windows that are currently on the house. I assume that's on the portion where you're connecting the addition, right, and

you're just going to move those to the outside? Mr. McLaughlin said correct. You're absolutely correct. Chair Allen said I see here on the screen that the singles, windows and siding are all going to be matching the current house. Mr. McLaughlin said yes. I have a piece of the shingle if you want to see it. One blew off my house in January, so... [laughter]. Chair Allen said everything serves its purpose, right? Mr. McLaughlin said there you go. Do you guys want to pass it around? [Commission members decline]

Ms. Radke asked you're going to be putting a new roof on the entire house, or just that? Mr. McLaughlin said no, no, no. Just the new, yes. Just the new section will get a new roof. I'll repair this part. The siding will match the existing siding. We have white vinyl siding for our house. That will be matching what we currently have. The new shingles will be the same—architectural gray shingles to match what we have. Ms. Harris added the elevations are there if you want to scroll through to get to them. Mr. McLaughlin said that's kind of what it looks like as a site plan. These drawings that I had were from the architect's drawings when we built the house. I've saved them. So, I just kind of added. That's a front view of the house. You can see what the addition will roughly look like—same windows. The roofline will be a little bit lower. Chair Allen asked is the second window on the left side or the back side of the addition? Mr. McLaughlin said it will be on the left side of this view here. That's what it will look like looking West from the East side. There will be one window facing East, one window facing North. Chair Allen said okay, is there any vegetation, mature trees, that are going to have to get removed for this? Mr. McLaughlin said there's one tree near it. I don't think it will need to be removed, but that will be, if the building inspector says it's too close or something, I'll look at that. But I don't think it needs to be removed, no. I had photographs, too, that you should have in your package. Chair Allen said alright. I think I will just point out if there's going to be a tree removal, that's going to require an additional application to come forward before this Commission. Mr. McLaughlin said okay, I'll try and do it without removing a tree. Chair Allen said alright. Ms. Radke questioned is that one big next to it? That one behind? I'm looking at some of the photographs. Mr. McLaughlin said yes. Are they on here too? Yes. Ms. Harris said we can also look at that administratively if it's just one tree above 15 inches in caliper. It can be reviewed in the Planning Department. Mr. McLaughlin said okay, great. That's good to know. Ms. Radke said it looks like, I think it would be fine. Mr. McLaughlin said it should be far enough offline that that would not be in the way. There's a good view just looking straight from the East. You can see that the tree will not be in the footprint of the [addition]. [Commission agrees]. Chair Allen said okay, what about in terms of septic or leach field. Any concerns there or any changes that are going to be required? Mr. McLaughlin said if it required any dealing with the leach field, I'd scrub the whole project. The leach field is on that side of the house, but it should be far enough away. Again, if it does impact the leach field, I'm done. Chair Allen said alright, fair enough. Alright, those are the questions that I immediately had at the ready. I'll open it up to the rest of the Commission. Are there any questions for the applicant?

Ms. Radke said just a question, it's really pretty. It's supposed to be a sunroom or something? Mr. McLaughlin said it's probably going to be a closet—a walk-in closet off our master bedroom. The sunporch is on the other side. Ms. Radke said oh, okay. I'm just looking at this one picture with the sun going through it. Chair Allen said you're going to get nice light in that closet. It's going to be great! Mr. McLaughlin said yes. Ms. Radke said it's pretty. It goes well with the rest of the design of the house. Mr. McLaughlin said yes it does. It balances it out. It's an expanded cape, and it just makes both sides pretty much even. Ms. Radke said it does. Very nice. Mr. McLaughlin said that's the West side there with the sunroom off the East side of the house. Mr. MacDougall said and it's pretty much that same footprint that you're putting over on the other side? Mr. McLaughlin said yes, actually, the sunroom is a little bigger. Mr. MacDougall said very nice. Chair Allen asked will the roofline match the sunroom? Mr. McLaughlin said it will be similar, yes. It's not going to be—just like the sunroom is not the same size as the house's roofline—it will be something less. Chair Allen said okay, any other questions? Mr.

MacDougall said I have no questions. Ms. Radke said very nice. I like it. Chair Allen said with that I'll open it up to the public. Is there anyone who would like to make a statement? [None] Not hearing any comments from the public, I'll open it up to the Commission one more time. Any final comments or questions for the applicant? [None]. Okay. I'll just reiterate the point that was made before. I think this is going to look great on the house. I think it's going to do a great job with balancing out the appearance here. With that, I'll open it up to a motion from any of the Commission members.

**MOTION: Mr. MacDougall moves that the Historic District Commission approve the request to construct a 12 ft. by 22 ft. addition to the East side of the house, at 12 Briar Road, Lot 20-91-5, in accordance with the information presented by the applicant because the applicant has demonstrated consistency with the Historic District Regulations and Ordinances 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 apply for a building permit prior to construction.**
- 3. The applicant shall submit photos of the completed work for the file.**

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

Chair Allen said thank you very much Mr. McLaughlin. Mr. McLaughlin said thank you very much. Chair Allen said with that we will move on to our third piece of business tonight. That's the 266 Wallace Road. I'll invite the applicant to introduce themselves and provide an overview of the project.

**Patricia McLaughlin (Owner), request for approval to demolish the rear portion of the residence at 266 Wallace Road, and to replace it with a 2 story 1,800 square foot addition, Lot 20-91-4, Zones R&A.**

**Ms. Patricia McLaughlin testifies:** Patricia McLaughlin, 266 Wallace Road. I've been here 2 years ago to tear down this back portion of the house. I've been here last year to just reno it. Once we did some demo, we decided it really needed to come down. So, I'm going to look to replace it with the same footprint. Chair Allen said I'm sorry, you said the same footprint? Ms. McLaughlin said the same footprint, yes. Chair Allen said alright, I think I was probably here probably both times when you were in front of the Commission before. I'll just ask a couple quick questions. Could you just give a review as to what, specifically, caused the reason to have to raze it now? Ms. McLaughlin said the foundation—we knew it needed some foundation work, but we thought we could do it from inside, pretty much. But it's a rubble foundation on the back side of that house—that piece of the house. So, once they opened it up a little bit, it was like, no. Chair Allen said okay, is it a fair characterization that the addition will match the rest of the house in terms of trim and style? Ms. McLaughlin said yes. It will be pretty much be exactly like it is now. Chair Allen said alright, I think—I'm going to speak off the top of my head on memory here—but I think the images show a couple different views of windows. Is there a specific window that you're planning to put in here? Ms. McLaughlin answered the windows are going to be this Brick Mill series, but they'll be—in the front of the house, they're 2 over 2 and in the back, they're 2 over 1. But this is the series that he's going to use. Chair Allen said so in this particular section, it will be a 2 over 1? Is that right? Ms. McLaughlin said this is the back that you're looking at, and it will be 2 over 1. Chair Allen said okay, is that different, or aligned with the rest of the house? Ms. McLaughlin said it's what's there now. Chair Allen said okay, I will open it up to any other members of the Commission that have questions.

Ms. Radke said it's pretty straightforward. Mr. MacDougall said I do remember this, and everything was all approved, pretty much, one time, with all the siding and the windows and everything. Yes. Chair Allen said alright. Mr. MacDougall said no sense in beating a dead horse. Chair Allen said alright, if there are no other questions or comments, I'll open it up for any comments from the public. Would anyone like to make a statement? [None] Not hearing anything from the public, I will offer it up to the Commission one more time. Any additional comments or questions here? [None] So with that, I will entertain a motion if there is one on the application.

**MOTION: Ms. Radke moves that the Historic District Commission approve the application for demolition to the rear portion of the residence at 266 Wallace Road, Lot 20-91-4, and to replace it with a 2 story 1,800 square foot addition, as requested by the applicant in accordance with the information submitted. As the applicant has provided evidence that demonstrates consistency with the Historic District Ordinance and Regulations. The approval is subject to the following conditions:**

- 1. The applicant shall submit specifications for the windows to be installed for review and approval by Staff prior to construction. Minor alterations and material changes during construction should be submitted for review and approval by Planning staff.**
- 2. The applicant shall revise the architectural elevations to note the height of the addition.**
- 3. Demolition of the residence is limited to only the rear wing. Any additional demolition shall require HDC approval. The applicant shall exercise care to protect the remaining portions of the residence from damage.**
- 4. The applicant shall remove debris associated with the demolition within 30 days of removal from the property.**
- 5. Prior to the issuance of a Certificate of Occupancy for the addition, all improvements shall be complete.**
- 6. All work shall be completed by the applicant within two years of the date of the Historic District Commission approval.**
- 7. The applicant shall submit photos of the completed work for the file.**

**Mr. MacDougal duly seconds the motion. ALL IN FAVOR – unanimous. MOTION carries.**

Chair Allen said alright, thank you very much, Mrs. McLaughlin. The application passes. Ms. Radke said good luck. Chair Allen said with that, we can move on to the first item of other business.

#### **Other Business**

**Regulation Amendments – Solar Energy Systems** – Chair Allen said Jillian, did you want to provide an overview for that one? Ms. Harris said yes, as you noted earlier in the meeting, we have seen an increase in the applications for solar in the Historic District over the past year or two. There is also a proposed Amendment on the ballot next week for solar energy systems. At our last meeting, we

discussed some updates to the regulations for the Historic District, to address siting and design guidelines for solar energy systems in the Historic District. So, I've put together a draft regulation update. I'll just go through the specifics of that. I pulled it up on the projector for the benefit of the public.

It starts with Amendments to Article III, which are Specifications for Applications, and notes that the installation, addition or modification of a solar energy system is now an activity that would require a certificate of approval. It was previously required, but this solidifies that within the regulations.

Then under Article IV – Design and Construction Requirements, we would add a new Section 285-28 for Solar Energy Systems. It starts with the Bedford Historic District Commission recognizes that Solar Energy Systems can allow for significant improvements to historic properties and finds that it's in the public interest to encourage the use of solar energy systems as a clean, renewable energy source. The purpose of this regulation of solar energy systems in the Historic District of the Town of Bedford is to allow for the installation of these systems in the least visible location possible and to encourage the use of solar energy without compromising the historic value of the structure or site.

Then it goes into the requirements that it shall conform with the Zoning Ordinance and additionally in the Historic District, it would have additional regulations which are listed as 1 through 10 in this draft Amendment. It notes that a certificate of approval is required. It notes that they shall be designed, sized and located to minimize their impact on the character of a historic building and the surrounding landscape. Number 3 notes that the systems shall be placed to avoid obscuring significant features or adversely affecting the perception of the overall character of the property. Four notes that they shall be located to minimize visual impacts and that ground mounted solar energy systems shall be located to the side or rear of the principal structure and so as not to be visible from abutting properties and the public right-of-way to the greatest extent possible. Five notes that consideration shall be given to installing solar energy systems on an addition or a secondary structure where applicable, for roof mounted systems, so that they would avoid altering the historic structure. Six notes that the Historic District Commission may require reasonable screening and buffering of the ground-mounted solar arrays. The screening may consist of existing vegetation, or the Commission may ask for site specific screening, such as evergreen landscaping, suitable fencing or a combination. And that the screening would have to be maintained during the operative lifetime of the certificate of approval for that system. Seven notes that installations shall use the least invasive method feasible to attach solar energy systems to a historic roof. This is to avoid damage to significant features and historic materials and so it can be removed, and the original character easily restored. And then in order to minimize visual impacts, colors of equipment and assemblies shall either be muted or match nearby materials and colors. And solar panels shall be positioned to minimize glare onto neighboring properties and rights-of-way. Number 9 notes that roof-mounted solar energy systems on pitched roofs shall be on the same plane as the roof and positioned so that it's in the least visible location. And 10 asks that all supplementary equipment and supply lines that are associated with the system shall be placed in an inconspicuous location or concealed from view with architectural elements or other screening. This language is added to specify how the installation or modification of a solar energy system in the Historic District will be reviewed by the Commission. So, all these elements would be items that the Commission would ask the applicant to speak to, or to address. Chair Allen said alright, thanks very much for the overview. I'll just offer an initial thought to get us going here. We talked about a lot of these at the last meeting, but I think this is an important step for this Commission. I think it removes a substantial amount of ambiguity in applications that come forward to understand how it relates to the Historic District Commission itself and the goals of the Commission. I think this is a great addition, but I certainly am open to talking about

any points of concern or questions. So, I'll open it up to anyone that has any questions or comments on this. Mr. MacDougall said I think it's great to do this because it defines what questions we already ask. It prequalifies them to know what is expected of them. I think it's great. Ms. Radke said just to piggyback on that—so if an applicant comes in, they'll be given this ordinance so that they can go through that like a checklist. Ms. Harris said yes, it will help to clarify that for the applicants before they come to the Commission, so that they can design it in a way that meets these criteria. Chair Allen said so it would appear on the actual application? Or this would be an addition? Ms. Harris said it would appear within the Regulations which the applicants would have access to or be given. Ms. Radke said it's good. It really does outline some expectations. Clearly, we have to look at the Historic District a little bit different than the rest of the community. There are some extra measures that they need to follow just so we can keep the rural character of the Historic District. Hopefully this will assist us in making those decisions, as well as the applicants. First and foremost, you have that they have to go by the Town one, because it has the heights and all that stuff, correct? [Commission agrees] So, we'll allow the same height here as we would the rest of the Town, correct? Mr. Harris said yes, with the addition of potentially more screening or if there's a better location on a property, we could recommend that as well. Chair Allen asked Jillian, this wording is informed by and in line with what we've seen in other Historic District wording, is that true in other towns or areas that have had it? Ms. Harris said yes, actually, I had meant to send you a couple of examples. There are only a handful of communities that have specific guidelines for solar energy systems in their Historic District Regulations. But this is in line with a lot of what I saw in those, and it's also informed by the Zoning Review which was done by SolSmart through the Energy Commission as well. They had some recommendations in their review, which we've incorporated into these regulations as well. Chair Allen said thanks. Alright, are there any other questions or comments? Or we can entertain a motion if there is one. Ms. Radke asked it would be a motion to put a public hearing, correct? Is that correct? Ms. Harris said yes. The next step would be the hearing. Ms. Radke said that's what I thought.

**MOTION: Ms. Radke moves that the Historic District Commission schedule a Public Hearing for consideration of the recommended Amendments to the Historic District Commission Regulations to include design and construction requirements for solar energy systems for the April 5<sup>th</sup>, 2022, HDC Meeting. Mr. MacDougall duly seconds the motion. ALL IN FAVOR – unanimous. MOTION carries.**

Chair Allen said so that passes, and we will plan to have a public hearing in April. With that, we will move on to the second piece of other business, which is the Certified Local Government Program application.

**Certified Local Government (CLG) Program Application** - Chair Allen said Jillian I think you have an overview on that one too. Ms. Harris said yes, just as a little bit of background on the Certified Local Government Program: It is administered by the NH Division of Historical Resources and this division helps distribute Federal Historic Preservation funds disbursed by the National Parks Service. Some of the funds are specifically allocated for the division of Certified Local Government Program. Communities wishing to become designated must fulfill certain requirements related to historic preservation. These funds can be used for a variety of efforts, including training and technical assistance, surveys, architectural plans, engineering reports, and in some cases, brick and mortar work that's done on National Register properties. There are maybe two dozen communities that participate in this program in New Hampshire. Staff feels that Bedford already fulfills many of the requirements for the CLG program. Pursuing certification would be beneficial for the Town if we were to try and access some of the CLG funds for projects in the Historic District or outside the Historic District in the future. The Commission had approved moving forward to submit an application in May of 2018 before I came to the

Town. It looks like due to some staff turnover, both within the Planning Department and within the New Hampshire Division of Historical Resources, the application never got fully processed. So, I inquired recently what the status of the application was after learning that the Commission had submitted one in 2019. It looks like it's just waiting for a final review. So, I'd like to move forward with pursuing the CLG allocation for the Town of Bedford and submitting that application, but the Division has asked for an updated membership list and also resumes from the members that are on the Commission currently. So, this doesn't require any further action, but I just wanted to let the Commission know that we would continue to pursue the CLG for the Town of Bedford, and that I would be sending out a survey so that I can get some updated bios to include in the application.

Ms. Radke said I have a couple questions on it. If we get approved, then we can fill out grants or get grant opportunities and funding so, things like that? Ms. Harris said yes. Ms. Radke asked what do you envision some of the funding to be, and it only has to go in the Historic District area, right? Ms. Harris replied it can be used for Historic properties outside of the district. Ms. Radke said oh it can, okay. Ms. Harris continued, and I don't have the specifics on the bricks and mortar. It sounds like the brick-and-mortar projects are very few and far between with this funding. But it can be used for stuff like updating the survey within the Historic District, the photo survey, which looks like it was last done in 1991 so it's probably a good time to update that survey for the Historic District. That's the type of project this could be used for. Ms. Radke said wow, I think that's exciting. Chair Allen said there are probably a couple changes since '91, right? [laughter] Ms. Harris said yes. Chair Allen asked how long is the review cycle once we've put in resumes and names? Ms. Harris said I'm hoping not 2 years. [laughter] I think once we submit this, I'll be obviously pursuing the division to make sure that it moves along. But it may depend on the National Park Service as well so it could be a few months, I'm guessing. Ms. Radke asked what are some other municipalities that have this? Do you know of any? Ms. Harris said Amherst, Goffstown, Londonderry and Nashua all have it within our area. There are over 2 dozen so there are others as well. Mr. MacDougall said I suspect that was when Wallace Road, you had to come out Wallace Road and take a right to get on Wallace Road again by the, back in '91, right? That was before they met and went straight across. You weren't around for that. Ms. Harris agreed, yes, I was not. Mr. MacDougall asked were you guys? Ms. Radke said no, what happened? So, off of 101? Mr. MacDougall replied Wallace Road did not always go straight across. Mr. Radke said so in between 101 and Wallace? Mr. MacDougall said yes. When you come down one side to 101 and then you'd have to take a right and then continue on, or maybe it was just a yellow blinking light there? Mr. Radke said I remember the blinking light. That was in 199... Mr. MacDougall said I thought they had to change the road or something. I could be imagining it. That was a long time ago. Ms. Radke said my first—I was living in Nashua at the time coming up here to see a friend that I worked with at the college. She lived in Bedford. We were driving up and of course we're coming up Wallace the back way and a blinking light and 101, and I'm like oh my gosh, this is horrible! Cars are coming like this and I'm like how are we going to cross this road?! It was horrible. I think about a year later they put a light up. Mr. MacDougall said a lot of changes in the past 20 years—30 years. Ms. Radke said and then the barn where the bank was, so it was very different back then. Down memory lane, huh? Mr. MacDougall said yes. Ms. Radke continued this will be great for the Town. I think this is wonderful. Mr. MacDougall agreed. Ms. Radke said congratulations for moving forward on this and getting it back to life again. Thank you, Jillian. Mr. MacDougall added and dusting it off. Mr. Harris said that's all I have on that one. Chair Allen said alright, thanks very much. With that we can move onto approval of minutes from the January 4<sup>th</sup> meeting. I don't recall who was at that meeting. Were you at that meeting, Lori? Ms. Radke said I was. Chair Allen said okay, and Steve, you were as well? Mr. MacDougall said I believe so, yes.

## **Meeting Minutes January 4, 2022**

**MOTION: Ms. Radke moves to accept the minutes from the January 4, 2022, meeting. Mr. MacDougall seconds the motion. ALL IN FAVOR – unanimous. MOTION carries. January minutes are approved.**

**Communications** – Ms. Harris said our next meeting will be April 5<sup>th</sup>, and we will be having the meeting since we now have a public hearing. Mr. Allen said alright, sounds good. Are there any other comments or questions from the Commission? [None]. With that I will entertain a motion to adjourn if there is one.

**MOTION: Ms. Radke moves to adjourn the meeting. Mr. MacDougall seconds the motion. ALL IN FAVOR. Motion carries. The meeting is adjourned at 7:43 pm.**

The next meeting of the Bedford Historic District Commission will be on April 5, 2022.

Respectfully submitted by Sue Forcier