

**TOWN OF BEDFORD**  
**April 3, 2018**  
**BEDFORD HISTORIC DISTRICT COMMISSION MINUTES**

A meeting of the Bedford Historic District Commission was held on Tuesday, April 3, 2018 at the Bedford Meeting Room, 10 Meetinghouse Road, Bedford, NH. Present at the meeting were Chairwoman Janet Tamulevich, Judy Perry, William Granfield, Catherine Rombeau (Town Council Liaison), Phil Greazzo (Town Council Alternate), 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. Perry made a motion to accept the meeting agenda before the Commission. Mr. Granfield duly seconded the motion. All members voted in favor.

**II. New Application:**

***1. Mark and Rebecca Looney (Owners) – Request to install a 14-foot by 20-foot shed at 43 Liberty Hill Road, Lot 21-44-3, Zoned R&A.***

Mark Looney, property owner, came forward to present the application to the Commission. Mr. Looney noted that they would like to install a new shed on the property. He noted that the shed would be a 14-foot by 20-foot gambrel style shed manufactured by Reed Ferry Sheds. He added that the shed would come pre-constructed. Mr. Looney noted that the shed would be a flint grey color with black shutters, black architectural roof shingles, with a rooftop cupola. Mr. Looney noted that the shed would be installed in July and due to the size of the shed, tubes and crushed stone would be necessary to support the structure.

Chairwoman Tamulevich noted that there were no abutters in the audience. She added that she had a few questions regarding the application. She asked why the applicant was installing a shed in a flint grey color while the house color was white. She said she was just curious why the colors would be different.

Mr. Looney answered that he actually wanted the shed color to be in red and was going back and forth with his wife regarding the color. He said that if you tell me red tonight, then I will tell her that you told me it had to be red. The Commission members laughed, and Chairwoman Tamulevich noted that she did not say that. Mr. Looney noted that the color of the shed could be changed and indicated it was a good question. Mr. Greazzo noted that he would like the shed to be in red also. Mr. Looney asked if there were requirements regarding the shed color. Mr. Connors answered that it has never been an issue that the Commission has dug too deep into, but that it was within the purview of the HDC.

Mr. Looney noted that the shed would occupy a part of the lot next to the driveway that housed a previous shed, but the old shed had to be taken down because it was deteriorating. Mr. Looney noted that the replacement shed would be larger. He added that the house was supported by a

crawlspace with no basement, so a larger shed is necessary for storage of outdoor equipment. Mr. Fairman indicated it was unusual to have a newer home without a basement. Mr. Looney noted that there was a lot of ledge in the area and the water table was high.

Mr. Looney asked if he could ask any questions while he was before the Commission. Mr. Connors said of course. Mr. Looney noted that the garage on the property was very weathered and he believed it had some structural issues. He noted that he was planning to have some professionals examine the garage to shore up the roofline and improve the structure. He asked if he was just going to shore the inside of the structure up, with a beam across the ceiling, a plywood floor on the second floor and new drywall, would that require HDC approval?

In response to a question from Chairwoman Tamulevich, he confirmed that all of the work would be inside. Mr. Connors answered that you can do any work you would like inside without getting Commission approval, but if you wanted to make exterior changes, you would have to come back. He noted that the applicant would need to pull building permits for the interior work.

Mr. Looney noted that he had one more question. He noted that the Town made some improvements to the rock wall along Meetinghouse Road between Route 101 and Liberty Hill Road, but they had stopped the work before they reached his house. He said he wasn't sure whose property the rock wall was on and whose responsibility they were to maintain. He was wondering if there could be a joint effort to repair the walls. This was followed by some discussion regarding the rock walls and who maintained them. Mr. Fairman noted that it was his understanding that the Town was planning to improve Liberty Hill Road but he was not sure it would include the rock wall. Mr. Looney asked if he was allowed to repair the stonewall. Mr. Connors indicated that he could check with the Department of Public Work to provide the applicant some more information. Ms. Rombeau noted that DPW would also have some more information regarding what projects are included in the Town's Roadway Improvement Program.

Mr. Looney further discussed improving the stonewall and the possibility of partnering with the Town. Chairwoman Tamulevich noted that there is an old saying that "the squeaky wheel gets the grease" so I would quickly talk to the DPW.

Ms. Rombeau asked if there were any setback issues regarding the shed. Mr. Connors noted that they would just have to make sure the shed was within the setbacks, so no more than 25 feet from the side or rear property lines. Ms. Rombeau noted that it looked like it would fit without any issues.

Chairwoman Tamulevich asked if she could have a motion on the application.

**MOTION by Ms. Perry that the Historic District Commission approve the installation of a shed at 43 Liberty Hill Road, Lot 21-44-3, as requested by Mark & Rebecca Looney (Owners) 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. 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.**

**Chairwoman Tamulevich duly seconded the motion. Vote taken – all in favor. Motion carries.**

Chairwoman Tamulevich noted that there was no old business before the Commission and announced the second item on the agenda relating to other business.

### ***2. Update on the Bedford Master Plan***

Mr. Connors said the Town was excited to begin the process of updating its Master Plan this year. He explained that the Master Plan is a long range planning document for the Town. It covers zoning, land use, and traditional planning issues, but it is very broad in scope and looks at a variety of issues from housing to recreation and transportation. He noted that the Master Plan provides a chance for the community to come together and assess where we are today and what we're doing well and areas that we could improve upon, and to have a blueprint for what the next 10 to 20 years are going to look like. What are our community goals for issues like zoning and livability. So it's an exciting time for the Town. He added that the Town has set aside funds every year so that we will be able to hire a consultant to help guide the process. Mr. Connors indicated that it would be a fairly long process to update the Master Plan, running approximately 15 to 18 months.

Mr. Connors noted that the Planning Board has agreed on a framework for the Master Plan Subcommittee, which will include representatives from the Town Council, other boards, and from the general public. He noted that one representative had been designated to serve from the Historic District Commission, so he wanted to introduce the project to the Commission, answer any questions members might have, and to see if anyone might be interested in serving on the Subcommittee.

Mr. Connors added that one of the key parts of the Master Plan was to incorporate public input as much as possible and Planning staff is very adamant about wanting to open the process up to the community, and invite as much public participation as possible. He noted that the last time the Master Plan was updated there was some concern that we did not hear enough from the community so we are really hoping to broaden who we hear from. We want to look at non-traditional forms of participation, including web platforms and social media. We realize that most people are busy and aren't able to attend traditional meetings like the one we are having tonight. He said he wanted to open the discussion up to the Commission and to see if there were any questions he could answer.

Mr. Granfield asked if the Subcommittee would meet one night a month. Mr. Connors said it would likely be one meeting every month or one meeting every two months, somewhere in that range. Mr. Granfield noted that he would definitely be interested in participating.

Mr. Fairman asked if there were public hearings associated with the Master Plan process. Mr. Connors noted that the Subcommittee meetings would be public and that there would be several outreach events that would be public as well.

Ms. Tamulevich noted that she had several questions and comments about the process. She said regarding the widening of Route 101, she is one of those people who is not sure why the Town is pursuing that project. She asked if you could explain why the Town is widening the road. Mr. Connors noted that it is a state project, but that it had been a goal of the Town Council in previous years. He added that the project had been on the State DOT's 10 Year Plan for many decades, and maybe about 10 years ago, there was a real push by the Town Council to get DOT to pursue the project due to chronic congestion along the corridor.

Ms. Tamulevich said we are only addressing a small part of the congestion on the highway unless we're planning to do so in the future. Mr. Connors said his understanding is that the long range plan is to widen the highway all the way to Milford. The fact that the state is only addressing a two-mile stretch of the highway relates to a lack of available funds.

Ms. Tamulevich said she saw that the Master Plan Request for Proposals references pedestrian-oriented development. She asked if the Town would see more sidewalks. Mr. Connors noted that sidewalks will be installed as part of the Route 101 widening project. Ms. Rombeau noted that her understanding is that there will be sidewalks from Wallace Road to Meetinghouse Road. Mr. Connors noted that is correct, he believed the sidewalks would extend all the way to the vicinity of the Bedford Village Inn.

Ms. Tamulevich said that if we are talking about pedestrians, it will be important for them to have a place to walk along the road. Mr. Connors said just to expand a bit on that, the highway when it is expanded will feature a landscaped median and in many areas there will be green space between the sidewalk and the travel lanes. So we are optimistic the project will turn out really nicely. The State DOT is excited about the project and the Town is excited about the project. I know there are some concerns that there's going to be a big highway going straight through Town, but there's really been a lot of work to make sure the road is contextual with the Town's character. This was followed by some discussion regarding the future of the corridor and maintenance issues.

Ms. Rombeau noted that she would really like to see more landscaping along Route 101 and to make the area more inviting. I know it's a major state highway, she said, but it also feels like Bedford's Main Street, to the extent that we have one, and I hope that it will look as good as possible. Mr. Granfield said that when the Route 101 project first started, he was excited because he thought it meant the State would probably add crosswalks to the Route 101 and Route 114 intersection, but he checked with the State and the project does not go that far out. Ms. Rombeau noted that she had asked questions about landscaping at that intersection as well, because it's kind of an entryway to the Town, but it's a state maintained area and there's not much landscaping in that area.

Mr. Connors noted that the Master Plan will look at the whole community and its neighborhoods, including The Pines. That neighborhood has some really interesting possibilities for looking at

street calming or bike lanes, noting that the Boynton Street right-of-way is very wide and might be able to accommodate some improvements.

Ms. Tamulevich read from the RFP relating to Growth Challenges indicating the potential for conflict between abutting residential and commercial areas. Ms. Tamulevich said there is a strong “Not in my Neighborhood” mentality in the community. She asked who is responsible for changing zoning and how does that impact residential property values, adding that the issue concerns her.

Mr. Connors noted that the Master Plan will not make any policy changes, but will only offer recommendations. So if there are recommendations related to zoning changes, that would have to go through the traditional Town Meeting process, meaning it would have to be vetted at several public hearings and the Town would actually have to vote on any changes.

Chairwoman Tamulevich referenced another passage in the RFP relating to a commitment to environmental sustainability and the protection of natural resources. She referred to groundwater issues and noted she is one resident who has problems with her well water. She asked what the Town is doing now to address environmental concerns and what the Town intends to do in the future and if that would be included in the Master Plan.

Mr. Connors said the Master Plan would absolutely look at those issues, and that the PFOA issue has really brought those concerns to the forefront. He said the plan will look at sustainability and natural resource protection issues and what the Town can do to ensure better environmental outcomes. Chairwoman Tamulevich said hurry up and do it. Mr. Connors encouraged Ms. Tamulevich to attend the Master Plan meetings that address those issues.

Chairwoman Tamulevich referred to another passage in the RFP relating to land use and potential zoning changes. That is a nice thing to say, she said, but there is nothing that says what you are going to do. Ms. Tamulevich said when you present this to residents, they are going to have all the same questions that I am asking, so I think you have to be a little more definitive than you are.

Mr. Connors noted that this is just a framework for starting the discussion. We are not proposing any changes at this time. Mr. Fairman said the point of the project is for the townspeople to come together and discuss what they would like for zoning and land uses, and not for the Planning Board or Planning staff to do that.

Chairwoman Tamulevich said she would recommend more specificity regarding transportation issues. On the issue of economic development, she said we are a bedroom community. We are not as big or as commercial as some of our neighbors. That is one of the things that makes this Town very desirable, and I don't think we want to lose that bedroom community feel we have.

Mr. Fairman said it is interesting you say that. Did you know that there are over 15,000 employees that work in Bedford, he asked. There are actually hundreds of businesses based in Bedford. It does have the feeling of a bedroom community, and we do have a lot of commuters, but Bedford in fact has a tremendous amount of businesses and employees.

That's true, Ms. Tamulevich said, but 90 percent of the Town is residential, so we do have that balancing act. And that's a balance I think that is important that we keep. We do not want to become Route 101A in Merrimack. I'm all for growth, it's nice, our commercial uses don't use our schools and a lot of our services, but houses in Bedford sell within a week, because people want to live here.

Mr. Connors said the Town has a small commercial corridor, but as Charlie noted, the community has done an excellent job of maximizing the potential for commercial growth in that corridor. Mr. Connors noted that maintaining a healthy balance of residential and commercial uses will be an important consideration.

Ms. Rombeau noted that one of the questions will be about how development along Route 101 progresses. With the Route 101 widening, how will we utilize the commercial space that is there now? Will there be an interest in higher density development in that area or not. This was followed by some discussion regarding the Route 101 widening and the potential for redevelopment opportunities.

Ms. Tamulevich said her last concern regarded the need to incorporate public input into the Master Plan process, and not to have just one big meeting, but several. Mr. Connors said that we want the Town to feel engaged in this process, and we want to make sure residents know that they have a voice in this plan. So that's really an overarching goal of the Master Plan.

Ms. Tamulevich said if we want a plan that the community buys into, we have got to bring them into the process. Mr. Connors said it will be a challenge to reach all communities in Bedford, including the elderly community, millennials, and people who have kids and are very busy, so we will have to be creative in what we come up with. But I do want to assure you that public outreach will be central to this process and we will really be pushing the consultants to develop a process that reaches out to all of Bedford. Ms. Rombeau said I think that means a multi-pronged effort. It means more social media, but more coffee discussions, so you can reach different groups. Mr. Fairman said the biggest challenge will be communicating to people what is going on. He said he did not realize the Town had a Master Plan until he joined the Planning Board. It has not been well advertised in the past and I was busy working. Mr. Connors noted it would be a multi-pronged effort.

Mr. Fairman asked if the Town is still looking for volunteers to serve on the Subcommittee. Mr. Connors indicated that we are still looking for volunteers. There was some discussion over what the responsibilities of a Subcommittee member would be. Mr. Connors noted that they will need to attend the Subcommittee meetings, which will occur once a month at most. There will also be several public input sessions – we're not sure exactly what those will look like yet, but we would want them to attend at least some of them. But the more important part is providing feedback as the plan is developed, so there will be some work from home associated with serving.

Mr. Granfield asked if it was the consultant who would be writing the plan. Mr. Connors indicated yes, that the consultant will work at the direction of the Committee.

Ms. Tamulevich thanked Mr. Connors for the update.

## **Approval of Minutes – January, 2, 2018**

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

### **VI. Communications**

Mr. Connors indicated that he did not have any other communications.

### **VII. Members Comments and Concerns:**

Ms. Rombeau indicated that she was excited to be here. Mr. Connors apologized for forgetting to introduce the Commission's newest members. He noted that Mr. Granfield is the Commission's newest member, and we also have new Town Council Representatives, including Ms. Rombeau and Mr. Greazzo, the Town Council Alternate. Ms. Tamulevich said welcome and thank you for serving.

### **VIII. Adjournment:**

**MOTION by Ms. Perry to adjourn at 7:37 p.m. Mr. Fairman duly seconded the motion. Vote taken – all in favor. Motion carried.**

Respectfully submitted by  
Mark Connors