

**TOWN OF BEDFORD**  
**HISTORIC DISTRICT COMMISSION MINUTES**  
**April 7, 2020**

A meeting of the Bedford Historic District Commission was held on Tuesday, April 7, 2020 via Zoom Meeting in Bedford, NH.

Present: Theresa Walker (Chair), Laurie Radke (Town Council Alternate), Phil Greazzo (Town Council Alternate), Christopher Allen (regular member), Joe Vaccarello (alternate member), Steven MacDougall (alternate member), Mark Connors (Assistant Planning Director, Staff liaison), Rebecca Hebert (Planning Director)

Absent: Judy Perry (Vice Chair), Charles Fairman (Planning Board Liaison), Janet Tamulevich (regular member)

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

Chairwoman Walker called the meeting to order at 7:00 pm.

She appointed alternate members, Joe Vaccarello and Steve MacDougall as voting members this evening in the absence of two regular members.

Chairwoman Walker read an opening statement: Due to the Coronavirus crisis and in accordance with Governor Sununu's Emergency Order #12 and pursuant to Executive Order 2020-04, the Bedford Historic District Commission is authorized to meet electronically. This meeting is being conducted using the Zoom platform. All members of the commission have the ability to communicate with each other during the meeting and the public has access to listen and participate by dialing: 1-929-205-6099 and entering the meeting id: 956906852 and password: 402340. Instructions regarding remote access to the meeting have been published in advance and are available on the Historic District Commission's agenda which is posted on the Town's website. There is no physical location for this evening's meeting which is permissible pursuant to the Governor's emergency order. The Town of Bedford is providing public access to the Zoom meeting by telephone, and the meeting will also be broadcast live on BCTV's Channel 22. Members of the public may email staff at [planning@bedfordnh.org](mailto:planning@bedfordnh.org) to ask questions during the meeting or notify us of technical issues. Planning staff will be checking that email throughout the meeting. If you have joined the meeting using Zoom you may also ask questions when the Chair opens the meeting for public comment through your phone connection. All votes will be taken as a roll call vote. If there are technical issues during the meeting, the Chair will recess the meeting and we will try to correct the problem. If the issues continues, the application will be postponed and the meeting will be adjourned.

Mr. Connors reviewed the agenda for the evening.

**II. Old Business:** None

**III. New Business:**

- 1. John & Gerri MacMonagle (Owners)** – Request for approval to construct a 17-foot by 24-foot one story addition to the rear of the residence at 320 Wallace Road, Lot 14-67-2, Zoned R&A.

Chairwoman Walker introduced John and Gerri MacMonagle. Mr. MacMonagle said that he and his wife bought the house at 320 Wallace Road in October 2019 and one of the reasons for buying it was because they really liked the architectural style (Colonial). They would like to add an addition off the back of the house. All the exterior design features will be the same, if not similar, to the house. There will be no deviations. Keeping the Colonial style is very important to them. The MacMonagle's want and need the room and appreciate the historical nature of the district.

Chairwoman Walker stated that she thinks the commission is familiar with their home because they went through the approval process with Mr. Frank Robertson (who was present virtually). She asked if substantial amounts of site work would be needed in the back yard, such as grading and clearing, in order to accommodate the addition. Mr. MacMonagle said there would not. Photographs of the property were viewed and Mr. Robertson explained that from the backyard the house is on the far-right corner. The land has already been cleared and the plan is to have machines come in from Mr. Robertson's lot to access and work on the back section of the MacMonagle's house. Everything is ready to go. It is ready for excavation. Mr. Vaccarello asked if Mr. Robertson would be doing the excavation. Mr. MacMonagle said that is correct and that Mr. Robertson would be serving as his General Contractor.

Chairwoman Walker asked for comments, questions or concerns from the commission members. She did this using a roll call procedure:

Laurie Radke – None

Mr. Vaccarello – It is a 24x17 foot addition, which is not a very big room so he does not feel it would be a drastic change. It is not located on a bad corner. The only one who would see it is Mr. Vaccarello, and he feels it will actually provide him with more privacy and be good for the other surrounding properties.

Chairwoman Walker noted it will definitely be visible from both Mr. Robertson's and Mr. Vaccarello's homes and asked if the addition would be visible from the

street at all. It was said that it will not be visible from the street, even when there are no leaves on the trees. If you leave the dump and come down Wallace Road, the house is on the right and you wouldn't see it from the road.

Chris Allen – Asked if the garage doors face the road currently or does the front of the house face the road. Mr. MacMonagle said they are on the side. Mr. Robertson said the garage doors face Mr. Vaccarello's house.

Phil Greazzo – Noted that the neighbors seem to be fine with it; it looks like it will be hidden; it looks like it will blend in with the house very well, so he has no objections and sees no issues.

Mr. Vaccarello - Asked if the same siding would be used. Mrs. MacMonagle answered affirmatively. Mr. MacMonagle said the same siding, architectural shingles, and Colonial-style windows would be used. Mr. Vaccarello was fine with that and had no further questions.

Steven MacDougall – Said he had no further questions and felt that it looked like a really nice addition which will provide extra living space and provide extra privacy. He said it looked like a nice job.

Chairwoman Walker – Had no additional questions and felt the plans were self-explanatory and in keeping with the architectural history of the home and the district.

Chairwoman Walker opened the floor for comments or questions from the public. Mr. Connors indicated that no emails had been received prior to this meeting. There were no other phone calls, questions, or comments received.

**MOTION by Mr. Allen that the Historic District Commission approve the architectural plan for a new rear addition at 320 Wallace Road Lot 14-67-2, as requested by the owners John and Gerri MacMonagle in accordance with the plans submitted dated February 2020 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 2 years of the date of the Historic District Commission approval; and 2) The applicant shall submit photos of the completed work for the file. Mr. MacMonagle clarified the correct address for the record. The motion was seconded by Mr. MacDougall. Vote taken – all in favor. Motion carried 5-0.**

- 2. Michael Franzino (Owner)** – Request for review of three conceptual proposals to demolish an attached barn and construct a three-story addition to the residence at 115 Bedford Center Road, Lot 20-45, Zoned R&A.

Michael and Danielle Franzino introduced themselves. There are 2 adults and 4 children living in the home at 115 Bedford Center Road which they purchase about 15 years ago. Mr. Franzino renovated about half of the house and has had multiple contractors come to the house to discuss renovating the other half. Everyone has suggested that he tear down that part of the house and rebuild it. Mr. Franzino shared photographs of their house and indicated the section of the house that had been renovated including brand new windows that had been approved by the Historic District Commission. New siding was put on the front, new insulation was installed and (inaudible) was rewired, and new electrical, heating, ductwork, insulation, and plaster was put in. He said both sections are good and nice and level. The foundation needs some improvement. He indicated where he had stopped the renovation, the entry to the kitchen, a barn that had been relocated, the location of the greenhouse and entry to the basement where the height is about 5 ½ -feet . For the addition, they are talking about 8-foot tall garage doors – he said it was about 9 feet, so it would be about 5 ½ -feet whether it is up or down further (which depends on the septic and gravity head system). The front view will be adjusted with the grade. He showed the back section of the house including a workshop. They also put in a new well. He pointed out a section of the house where the roof is sagging a lot. He put up trusses to temporarily support it. The rafter stands are about 36-inches and where a couple of the rooflines come flat he has fixed them at least 3-4 times from the inside in the 15 years he's owned the home. The garage doors face the road. The stairway goes up into the roofline. The floors are not level. They are 29-inch floor joists with 23-inch floor joists with 21, 27 - normal is about 16. There is insect damage that has been there since before they purchased the house. Some of the rafters are in a different orientation – some horizontal, some vertical, and some you can see were originally in a different position because there were big notches where they put them in before. He is always trying to shore it up and keep the animals out with the stone foundation. That is why they are proposing a whole new foundation under the existing house and the new house. He showed more photos of floor joists, the existing area, the 34-inch floor joists under the kitchen. He said the beams are very unconventional. He also has temporary columns to stabilize the floor so it doesn't bounce as much. He showed the downstairs bathroom area which is part of the kitchen area that will be demo-ed. At the start of the bathroom area there is no trim and by the end you get to about 3 ½ - 4 inches of trim and it's not level and you can't renovate because it is structural there. He showed photographs of the front of the basement where they poured concrete against the foundation in hopes of keeping the animals out (but they are always digging) and there is sand and no support keeping the sand from crashing through

the house, so they'd like to put in a new foundation (about 5 ½ -feet – 6 feet, but eventually it will probably be about 8-9 feet).

The Franzino's have a couple iterations of what they are proposing that they provided to the commission. He received initial feedback from the Planning Board, the Historic District Commission unofficially, and talked with Terry and Wayne of Planning and some framers about what they are proposing. Instead of having the garage face the road and a driveway in the front, they are proposing putting the garage in the basement, a 2-story addition in the front and a front porch. In the feedback he received someone said the proposed home looked like a duplex with two doors, so he is now showing a proposal with a single door. The windows on the addition are the same window the Historic District Commission approved previously. When you are on the street looking at the house, the view from the right side will not change much, except the porch will come up nice and flat to the end of the house because they have to move a very steep staircase that doesn't meet code inside the current addition. He showed where the porch comes in and meets a French door on the back of the house and the location of the new staircase. He showed where the demo area of the kitchen and bathroom would be and what areas would be staying. He showed the other side and said there was about 5 ½-feet before going into a crawl space to get into the basement. Between digging down and lifting up you have about 18-inches of foundation wood that you want to keep from rotting; so, they will set that and grade the front nicely. The stone walls will come forward. If you are in the road you will not see them and there is also arborvitaes blocking the view. From the side view there is a line coming down the street that goes for a distance to the left. He showed the front view of the home. He showed photographs of the Marvin Ultimate Double Hung windows which turn out to be the most expensive windows, but those were the ones that were already in the home so he did not want to change that. Originally for the front and back porch he was proposing the Marvin Ultimate Glide since the porches will not be heated areas and this type of window has better R-values than the higher-end windows and look just the same. The architect advised keeping the same windows on the front and putting the sliders in the back porch.

There is a big, short driveway in the front of the yard. They are proposing to put the driveway on the side and it won't be as wide. He showed each driveway location on the plans. The fact that they live on a double-yellow line on Bedford Center Road; there are commercial buildings around them; a cattle fence behind the arborvitaes will provide a barrier. The proposed driveway will provide their children an area to ride their bicycles since they cannot use the road (which is very busy). It also provides a lot of privacy. He is proposing that they remove some trees that are very tall and extending the arborvitaes so that you would not see the driveway. You would only see the front of the house.

The Franzino's home was built in the 1840's. The trees in the yard are huge 100-foot pine trees. The lower branches break off, and every time it snows they end up with branches in the street that Mr. Franzino has to pull to the side. The trees are becoming very top-heavy and do not provide a lot of privacy from the street or the surrounding commercial buildings. They would like to extend the arborvitae for privacy from the commercial areas. The trees near the workshop are very large and block the majority of the light coming into the yard. Removing them will allow the driveway grade to be very similar to the home gate grade which the Highway Department has requirements for. He still has to meet with the Highway Department and emailed them about two weeks ago, but it is on his "to-do" list to make sure that everything complies.

He would like to remove some other tall trees at the entrance that provide no privacy and are very top-heavy and snap in the wind, which would allow more light. One of his favorite trees: A huge, beautiful tree in the back yard is leaning over the house and is very large. When they had their septic system tested there were an enormous number of acorns that dropped preventing them from using that area due to all the acorns because they break glass, they break tables – the quantity of dropping acorns is huge.

He showed a photograph of other trees he would like to remove because they've all either been hit by lightning or fell and hit the building behind them. All of them move at a pretty good clip when the wind is blowing; so, to prevent any further damage to their home and other buildings they would like to remove them and replace with arborvitae (for winter and summer). They would also like to install fence to prevent the large amounts of people at the surrounding commercial areas from coming in and out of their property and provide privacy because the Franzino's have a lot of kids who will be playing in the yard.

When Mr. Franzino was younger and bought this house when he was in his 20's he did not comply as much; but now he is a lot smarter. He discussed a woodshed that was right on the property line. He tore it down in the past and began putting his wood under a tarp. There is some structure to hold the wood, but it looks ugly and he would like to go back to having a woodshed and rebuild it as it was but place it in the corner rather than on the property line. He talked to Mr. Connors and learned that the 18'x9' shed requires him to be within a setback area, but if he went to a smaller 12'x10' woodshed it would be a little bit closer and it would allow more room to walk around it.

Mr. Franzino also provided a lot of alternate designs that he welcomes the Historic District Commission to comment on and indicate their preferences. The first alternate design shows a continuous dormer (but he only went halfway up). In talking with roofers and builders he learned that with snow load you don't want

to shift the grade of the roof. The second alternate design was no dormers at a full height which makes it a little higher up versus coming down a little bit lower so it makes it more visible from the road; or else they could use gabled dormers which are nice, but he'd probably want to combine them into one because you get a lot of snow that gets trapped there. They also considered different placement of the porch (in the front rather than the side) but that makes it more of a 50-foot long addition, as opposed to a 40-foot long addition and they would like to keep the size closer to what is existing. The third design alternative shows additional shed dormers vs. continuous; as well as a design where they broke up the roof and had two small roofs vs. one main one. Mr. Frangino looked at many different types of dormers.

Mr. Franzino looked at both vertical and horizontal siding but would like to stick with horizontal siding because if the bottom pieces rot you can replace them without having to tear the whole thing out.

Mr. Franzino reviewed the plot plan (Slide #39) prepared by Promised Land Survey 10-years ago showing the current house, back porch, the kitchen area, and the part that they are bringing in further west. The house will not be as far back as it currently is or as far to the left as it currently is. Mr. Connor's recommendation is to keep the addition less than the current existing setback from the road because it doesn't comply with current Zoning Board regulations (the house was built before there were Zoning Board regulations).

Mr. Franzino has an architect and will be going out to bid. He is open to suggestions. His goal is to seek the Historic District Commission's feedback, ideas and opinions and next week he has to submit an application. If there is anything that would delay an approval for next month, he would like to know.

Chairwoman Walker thanked Mr. Frangino and noted that he had presented the Historic District Commission with a lot of information tonight, and it is appreciated that he came in to talk with them during the conceptual stage rather than with a full application. It's a big project and the commission appreciates the opportunity to discuss it with him before a full application.

After receiving the application Chairwoman Walker drove by the home and has a question about the existing freestanding garage on the property. She wondered if he was considering doing anything with the freestanding garage with this project or if it would remain intact in its current condition. Mr. Frangino said when he bought the house that roof was caved in. He already took care of that area and had no plans to change it. The only thing he wants to do is have the driveway be up to the same grade of the garage entrance. He and his wife met with 3 different

real estate professionals to discuss renovating vs. moving, and one of the pluses to staying is that he really likes his workshop area a lot.

A number of dormer configurations were presented, and Chairwoman Walker asked if there was one that the Franginos prefer at this point. Mr. Frangino prefers the continuous shed roof coming down from the peak so there is no change in pitch for snow load. There will be some features in front of that roof for snow falling down. The reason why this is his preference is it would be fewer weeks and also a lower cost option.

Chairwoman Walker appreciates very much that Mr. Franzino has chosen to continue with the current window style that he has. When she looks at the plans it seems that the addition dwarves the existing home. There isn't anything inherently wrong with that, but she wonders if there is something architecturally that could be done to the addition that would keep the focus on the historic part of the home – the thing that comes to mind (and they started to do it in some of the alternative designs) is to make the addition look more like a barn. The design with the porch in the front *did* seem to make it look more like a duplex with the two separate entrances. She asked if he had given any consideration to changing the color on the addition instead of keeping one continuous color throughout the property. Mr. Frangino said he was open to it, but his wife would like to keep it all white (even though the drawings show grey, they actually want to keep it white, as it is now). He said his wife's preference is for simplicity. The architect told him that typically if a barn is attached to a house it's the same color as the house, and only if it is detached do you usually see it as a different color. The color does not matter to Mr. Frangino; however, he leaves it to his wife.

Chairwoman Walker appreciates the desire to have privacy along the road with the commercial properties. She asked the total number of trees being removed. Mr. Frangino said there are about 20 pine trees proposed for removal and he would plant trees back on a 1:1 or 2:1 tree ratio, because he wants to put trees back. He just needs to plant trees with branches at a lower level, not trees that are top-heavy and don't provide privacy. He said he is more than willing to replace tree for tree – that is not a problem.

Chairwoman Walker opened the floor for questions, comments, and observations from members of the commission. She reminded everyone that the commission would not be voting on this tonight – it is just a conceptual discussion.

Mr. Vaccarello has no concerns, but if Mr. Franzino is looking for feedback and opinions on the design, he likes the clean lines. In the 1700's and 1800's they didn't do a lot of fancy things; and living in a house that was built in the late 1700's himself, Mr. Vaccarello can appreciate clean lines and more pitch on the

roof. He really likes the simple design, straight lines and very little change in roof. If Mr. Franzino is looking for feedback, Mr. Vaccarello likes the concept where it looks more like a barn in the front of the house because that was a very common older style; but otherwise, he thinks it is a pretty amazing project.

Mr. McDougall asked if the windows in the front were for a living room, a bedroom, or what because in order to make it look more like a barn he suggested huge barn doors with metal glides on the top or something like that would give it more of an appearance of a barn even though it's not; however, that would take away the windows which is why he asks the question. Mr. Frangino thought it was a good question. He explained that in his current house there are two doors: The one on the driveway is the front porch and that is the door used most often; and the one to the right is the living room, so that door is only opened on sunny days to let the air in. In the morning they are on the porch often to view the sunrise across the street. It also warms up a lot and they spend a lot of time in there and have chairs and it is really nice. If you come over to the right - that porch is 4 windows grouped together, so you walk into this open porch and make a left and it comes into that porch - which is what allows the Franginos not to lose their front porch. They looked at different designs so they could make it look more like a porch that comes out about a foot, but he is trying to keep the simplistic lines, and it would also add cost and flashing and weeks. The one to the left on the bottom is a guest room or if their parents ever get sick and they need to take care of them it would be a place for them to stay. One window could be removed from the guest room and put in a different configuration so there is two windows/two windows. He'd have to check with his architect, but maybe they could take the two lower left windows and replace them with a single. Going up, the left window on the front is the master bedroom. Normally they'd keep the master bedroom in the back of the house (not close to the road), but they've selected to put it in the front because of the sunrise (they wake up to the sun) - and next to that to the right is the bathroom where more privacy is required, so if there is a better alternate to the bathroom window than what they have shown he is open to suggestions, as well as suggestions for the master bedroom on top, and then having 1 window for the guest room below and two on the other side. The commission member surmised that the windows are functional and that the Franginos wouldn't want to lose them. Mr. Frangino agreed. The commission member said that he liked the clean lines and the full shed dormer and felt it was very practical too because some of the other designs would be a nightmare during the wintertime. Chairwoman Walker agreed and said she too liked the single dormer, as well and thought it was much simpler and very clean and hopefully a little less expensive on the construction side of things.

Ms. Radke thinks the project is really nice. She asked Mr. Connors if there are plans in the future to re-do that road, because years ago they talked about doing

Bedford Center Road. Off the top of his head, Mr. Connors said he is not sure, but he knows the road is not in good condition, so he wouldn't be surprised if it is on the plan. Ms. Radke thinks it may be on the plan some years out, so she hopes it will not affect the project at all because of widening and suggests Mr. Franzino may want to check with DPW about plans for that road before he progresses any further. As far as the house itself goes, she likes the straight lines. She can visualize the barn look, and would like it if it were another color, but it is also important to the Franginos that they not lose their light so maybe they can come up with something. Other than that, she loves the garage doors and thinks they are beautiful. She asked if they would be keeping any of the wood or have any plans for the wood when they demolish it. Mr. Franzino has plans for some of it. He would like to relocate it elsewhere, but there's no way that is happening because it is in too poor shape. There are some pieces that are nice that he would like to reclaim and use with the project. Ms. Radke wished him luck and feels like he's on the right direction.

Mr. Allen prefers the clean lines that have been addressed already by others. He prefers the dormer route, but a shed door makes a lot of sense, so he will disagree with his colleagues on that point. In looking at the pictures of the garage doors it looks like some of them have a pedestrian door in between some of the garage doors, and some of them don't and he is interested if that is something Mr. Frangino wants in the final plan. Mr. Franzino laughed because this was a big debate between he and his wife. He first said he wanted the door all the way to the left that way when the door is open and people are walking by they aren't staring into your garage; his wife wanted the door all the way to the right so somebody could just walk in – so they ended up putting the door in between for two reasons: 1) It lines up with the door going into the basement so they'd have a mudroom and you wouldn't have to jog around the car and 2) Having the door between 2 cars spreads the distance out between the cars allowing more room as a walkway. The kids will be outside playing and running in and out and you lose a lot of heat through garage doors (and above is living space), so they just wanted to minimize the heat loss in that area. Mr. Allen agreed that was a practical middle-ground.

Mr. Allen came back to the topic of how many trees were coming down in the proposal and asked Mr. Connors if the commission is empowered to add a tree-for-tree replacement as a condition on a proposal or if it is something that Mr. Franzino, if so inclined, could write into the proposal – how should it be handled? Mr. Connors said the commission could make it a condition of approval because it has authority over any large trees that are removed from the property. The removal of any trees over 15 inches in diameter have to be approved by the Historic District Commission, so you could require that any large tree taken down be replaced with something else and the Commission has done that in the past.

Since we are having a conceptual talk, Mr. Allen advised Mr. Franzino that it might be worthwhile for him to make some sort of comment on his ultimate proposal about his for replacing trees or managing the vegetation going forward. Chairwoman Walker said it seemed like Mr. Allen did not have any concerns about the trees coming down, just that they be replaced. Mr. Allen said that is correct. He feels adding what he's suggested into the proposal would make it more impactful. Mr. Frangino said he would definitely like to replace tree-for-tree, that is not a problem; and the other thing they need to consider (and he has to figure out how to do it quickly with the Department of Public Works) is that his wife is due with their baby in May and they want to start the project in June and they would move to a different location for about 4 months including the start of the school year. Replacing tree-for-tree is not a problem, but he wants to talk about the stone wall that is kind of broken-down. When they take down the foundation they are going to jack the house up, take the whole foundation down, pull out and strip the soil and then put the soil back and keeping the front yard grade the same from the house out to the street will adjust that rock wall which could be a 6 inch – 1 foot difference. He would make it come straight across and then it would start to taper down. Chairwoman Walker thanked him for that, and in looking at the photos can see that the relocation of the driveway will make a huge difference from an appearance perspective as well as the utility of the property. They will have a front yard that is entirely paved in asphalt, so the relocation of the driveway - as much as his kids may enjoy it, she thinks will add to the aesthetic of the property. Mr. Frangino agreed and added that looking at the road where the stone wall comes out to the street and instead going out from the garage door towards the workshop – just like the other stone wall is – technically you'd be looking at more grass. They are trying to keep the front looking like a 2-story house, and the fact that they have a basement garage coming in they want to limit the size of that area.

Chairwoman Walker asked Mr. Connors if the Planning Board had any concerns when they reviewed the plans. Time is of the essence for the property owners and she would like to know so that they don't have to come back over and over again. She wants to make sure we are having a full discussion of the issues tonight. Mr. Connors indicated when Mr. Franzino first came in the issues were more about the style, so Mr. Connors' advice was to go with more of a barn style because the addition will be larger than the house. It is pretty common in the Historic District to have an attached barn, so he thinks they are definitely moving in the right direction. Ms. Walker said that in looking at the original picture compared to the one we are looking at this evening with the flat front, from an aesthetic perspective she appreciates the changes made because it puts the addition in proportion to home even though it is larger and makes more sense from a historic perspective.

Mr. Connors asked if it would be possible on the front of the addition to have two windows (so that they square off) rather than 4 windows because it would be more of a barn-style that way. Chairwoman Walker agreed. Mr. Franzino said that if you look at the old house and windows it's really about getting light into the front porch and the kitchen. It is really warm in the winter and it is nice to look out with the sun. He said they sit in rocking chairs and look through the windows. The intent is to have a front porch so they can sit and see the sunrise. He understands the commission's input but he is unsure how to make it happen – maybe a different style of window? He would really like to keep that light. Chairwoman Walker reviewed the alternative windows Mr. Franzino provided the commission. On Slide #34 where there is a yellow house on the bottom of the slide, she notices it has a combination of window styles and the barn addition on the back seems to have patio doors as opposed to windows; but the question would be how to make it look symmetrical with the bedroom windows? This should be a question asked of the architect to see what he might come up with. She can appreciate why they want to have the bank of windows there, but just wants to figure out how to make it appropriate for the historic district.

Ms. Hebert asked if Mr. Franzino would be restoring the historic windows, or if they would be replacing the windows throughout the home. All the windows Mr. Franzino took out, he had replaced. He looked at having them refurbished but the cost is ridiculous, and there is also the energy factor. The Franzinos' home is all geothermal now, so having a tight, energy-efficient home with modern windows is important. He still has all of the old windows he took out, but the one on the side was all broken. The back of the house has a really nice window up top that is hand-blown glass, but it is cracked right now. All of the windows he's taken down have all been in very poor shape. Their plan is to use all of the same windows and replace them all at once.

Chairwoman Walker asked if there were any members of the public listening that have any questions, comments or concerns. There were none, and no emails from the public were received either.

Mr. Franzino said if anyone has any questions or wanted to walk the property to see the trees he plans to take down he is more than happy to show them. Chairwoman Walker asked the commission if they felt a site walk is necessary or helpful. There was no desire for a site walk by the commission.

Mr. Franzino summarized what needs to be done: He needs to contact his architect to move forward and address some concerns, finalize some windows, and then he needs to get the application in (Mr. Connors indicated the deadline is April 14<sup>th</sup>), and then he can go out to bid, and the Historic District Commission can review it. He asked how the Zoning Board works and the timing of what

needs to be done. Mr. Connors explained that Mr. Franzino will be on the next Zoning Board agenda, so if they approve the variance then that will pave the way for him to get Historic District Commission approval. Mr. Franzino thanked everyone and let them know that he appreciates their help. He forgot to mention that the windows will probably be a little bit larger than the current windows, which you probably won't notice visually but his current windows do not meet the current New Hampshire fire code and they have to be slightly larger to meet the fire code.

Chairwoman Walker thanked him for his presentation tonight, and his patience with the new technology used for the meeting tonight and stated that the commission is looking forward to seeing the completed plans.

**IV. Approval of Minutes from a Previous Meeting**

**MOTION by Mr. MacDougall to accept the October 1, 2019 minutes. The motion was seconded by Mr. Vaccarello. Vote taken – 1 abstention (Mr. Greazzo) all others in favor. Motion carried 4-0.**

**V. Communications:**

Mr. Connors indicated that the Master Plan was originally on the agenda but it will wait until we can have in-person discussion.

**VI. Members Comments and Concerns: None**

**VII. Adjournment:**

**MOTION by Mr. Vaccarello to adjourn meeting at 8:11 pm. The motion was seconded by Mr. Allen. Vote taken – all in favor. Meeting adjourned.**

Respectfully submitted,  
Tiffany Lewis