

TOWN OF BEDFORD
May 1, 2018
BEDFORD HISTORIC DISTRICT COMMISSION MINUTES

A meeting of the Bedford Historic District Commission was held on Tuesday, May 1, 2018 at the Bedford Meeting Room, 10 Meetinghouse Road, Bedford, NH. Present at the meeting were Chairwoman Janet Tamulevich, Theresa Walker (Alternate), William Granfield, Catherine Rombeau (Town Council Liaison), Charlie Fairman (Planning Board Liaison), and Mark Connors, Assistant Planning Director (staff liaison).

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

Chairwomen Tamulevich called the meeting to order at 7:00 pm and appointed alternate member Ms. Walker as a voting member for the meeting. Chairwoman Tamulevich asked for all members to identify themselves. Ms. Rombeau moved to accept the agenda before the Commission and Ms. Walker duly seconded the motion. All members voted in favor.

II. New Application:

***1. Robert Cadwallader (Applicant), Cadwallader Family Revocable Trust (Owner) –
Request to install a residential shed in the rear yard of 11 Bell Hill Road, Lot 20-6,
Zoned R&A.***

Robert and Lorraine Cadawallader came forward to introduce the application, noting they would like to install a Reeds Ferry shed behind their home. The shed would be in a Historic Colonial style and be 10-feet by 12-feet. The shed would be located behind the barn where the Cadawalladers plan to add raised beds and other landscaping improvements. Chairwoman Tamulevich asked if there were any questions from the Commission members.

Ms. Walker noted she had a few questions. Ms. Walker asked the applicants to identify where the shed on the projected aerial map would be installed on the property. Mr. Cadawallader noted the shed would be just north of the southern property line behind the barn in a fenced-in area. Mr. Cadawallader noted that due to the small size of the shed, only a five-foot setback is required by the Town from the property line. Ms. Walker asked if the shed would be visible from the Town Common. Mr. Cadawallader noted that it would likely be visible in the winter months, but probably not in the summer with foliage. Ms. Walker asked finally if the shed would be visible from Bell Hill Road. Mr. Cadawallader replied that maybe as cars drive by it might be partially visible but it would be behind the barn.

Ms. Rombeau asked if the only traffic going by the area is for the Bedford Youth Performing Company? Mr. Cadawallader noted that northerly traffic can enter Bell Hill Road from Route 101, but that 90 percent of traffic turns before their house.

Ms. Cadawallader clarified that the photo of the shed in the Commission packets was slightly different from the model they have selected. She said the shed would have a double door on the front with windows on both sides of the door and no door on the side of the shed. The shed would

have a weathervane on top.

Mr. Granfield asked if there would be lighting associated with the shed. Mr. Cadawallader noted there would be a small battery-powered motion activated light. There would be no spotlights, he said. Mr. Cadawallader clarified that the shed would not be on a permanent foundation.'

Ms. Walker asked if the color would match the existing house. Mr. Cadawallader noted the shed would be as close a color as they could. He said the manufacturer had certain standard colors that were available.

MOTION by Ms. Walker that the Historic District Commission approved the request to install a shed at 11 Bell Hill Road, Lot 20-6, as requested by Robert Cadawallader (Applicant) 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.**

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

Chairwoman Tamulevich congratulated the applicants and wished them good luck.

III. Other Business:

2. Review of Certified Local Government Grant Materials

Chairwoman Tamulevich asked Mr. Connors to describe the next item on the agenda related to the Certified Local Government Program. Mr. Connors noted that the information related to the grant was new for several members so he would provide some background information. Mr. Connors noted that representatives from the NH Division of Historical Resources came in October 2017 to discuss the CLG program and to see if Bedford was interested in joining.

Mr. Connors provided some more background information relating to the grant including the types of projects eligible, grant timelines and deadlines, and other communities in the region that are part of the CLG program. Mr. Connors noted that NHDVR sets at least 10 percent of its funds aside each year to be awarded to CLG communities. He indicated that if the community is successful in becoming certified that the designation would apply to the whole town and not just those in the Historic District. Mr. Connors discussed some potential projects that might be attractive if the Town is successful in gaining certification, including an updated inventory of the Historic District or funds to aid the Stevens-Buswell

Ms. Walker said her recollection from the state's presentation in October was that most grant funds are not set aside for brick and mortar projects, but for inventories and similar type projects. Mr. Connors noted that is correct. Properties that are on the National Registry of Historic Places are eligible for grant funds for brick and mortar projects if they are owned by the Town, but that is not a common use of the grant funds.

The Commission engaged in some discussion related to the Steven-Buswell Building and the efforts to transform the building into a community center. Mr. Fairman noted that a Facilities Study is currently underway by the Town, which should shed some light on the best use of the property going forward and the Town's role in its future use. Mr. Fairman provided an update on the Historic Society's efforts to renovate the building.

Mr. Fairman indicated that he thought the grant application looked like it was well put together and there was general agreement from the Commission. The Commission discussed the French-Atwood Marketplace and the success of that project in incorporating the old barn and farmhouse into the commercial development. Ms. Rombeau noted that she was at the Inside Scoop while she was reviewing the grant materials and it really tied together how successful the project was in incorporating historic preservation. Mr. Fairman noted that the barn was nearly falling down before it was reconstructed.

Mr. Connors noted that the only change in the grant materials that would be necessary would be to update the resumes portion of the grant to incorporate the newest members of the Commission. He noted that he would send a brief questionnaire to the newest members.

Mr. Connors indicated that the next step would be to take the certification application to the Town Council. The Council will need to approve the Town moving forward on the application and the Town Council Chair will need to write a letter of support, which is a requirement of the program. Chairwoman Tamulevich asked if the Commission should make a motion to support the certification application. Mr. Connors replied that would be helpful.

MOTION by Ms. Rombeau to approve the Historic District Commission moving forward to submit the CLG certification application to the NH Division of Historic Resources.

Ms. Walker duly seconded the motion. Vote taken –all in favor. Motion carries.

Chairwoman Tamulevich announced the vote and said the Commission was excited to go for it.

IV. Approval of Minutes: April 3, 2018

MOTION by Mr. Granfield to approve the minutes of the April 3, 2018 meeting. Ms. Rombeau duly seconded the motion. Vote taken – all in favor. Motion carries.

V. Communications

Chairwoman Tamulevich asked if there were any communications to the Commission. Mr. Connors noted that he had provided the Commissioner flyers the Planning Department has advertised to recruit new members to the Commission and to solicit members for the Master Planning effort.

Ms. Rombeau noted that the Planning Department had put out some great graphical flyers that she was able to share online and they look fantastic. She thanked the staff for taking the time to do the outreach.

Chairwoman Tamulevich said the Historic District Commission did not take a lot of volunteer time, but is a great way to contribute to the community, so please contact the Planning Department to discuss joining. Relating to the Master Plan process, Chairwoman Tamulevich again encouraged residents to get involved. Residents should not complain unless they take opportunities to have

their voice heard, she said. Mr. Connors said residents could call the Planning Department or e-mail at planning@bedfordnh.org.

Mr. Connors provided a brief update on the Master Plan process. He said a small subcommittee of the Town Council and the Planning Board was interviewing consultant teams to guide the project this week, and the Town hopes to have a consultant selected within the coming weeks. Once a consultant is brought onboard, that will mark the formal start of the process. Mr. Connors said the Town was hoping to get started in June or July, but noted that most public event will likely be after the summer in the Fall. Mr. Connors said he would provide periodic updates on the process as the project moves forward.

Ms. Walker asked if the Town is still interested in volunteers for the Master Plan Subcommittee and Mr. Connors indicated that they were. She said she would be interested in joining and would follow-up via email. Chairwoman Tamulevich noted you don't have to be a board member to be on the Master Plan subcommittee. Ms. Walker said that it could be a wonderful plan to help move the Town forward, so it would be great to get involved early. Mr. Connors said that it is great to be able to take a 5,000-foot view of what's happening in Bedford because many of the Town's boards can get caught up in day-to-day applications, and budgets and other issues. Ms. Rombeau said it's a good opportunity to see the forest for the trees. Mr. Connors said many people in Town are excited about the effort and he would continue to keep the Commission updated.

VI. Adjournment

MOTION by Ms. Rombeau to adjourn the meeting at 7:30 p.m. Chairwoman Tamulevich motioned to adjourn the meeting at 7:30pm. Chairwoman Tamulevich duly seconded the motion. Vote taken - all in favor. Motion carries.