

Town of Bedford  
Historic District Commission Minutes  
May 2, 2023

A meeting of the Bedford Historic District Commission was held on Tuesday, May 2, 2023 at the BCTV meeting room at 10 Meetinghouse Road, Bedford. Present were Lori Radke (Town Council Representative), David Clark (alternate), Kelly Tope (member), Elaine Tefft (member), Jillian Harris (Assistant Planning Director). Absent were Joe Vaccarello (Chair), Lisa Muskat (Vice Chair) Steve Clough, (Planning Board liaison), and William Carter (Town Council alternate).

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

Vice Chair Radke called the meeting to order at 7:00 p.m. in the absence of Chair Vaccarello and appointed Mr. Clark as a voting member this evening. Ms. Harris reviewed the agenda.

**II. Old Business:** None

**III. New Business:**

1. **Richard Griffin (Owner & Applicant)** – Request for after-the-fact approval to change roofing materials, located at 50 Meetinghouse Road, Lot 21-42, Zoned R&A.
2. **Marc Tessier (Owner & Applicant)** – Request for 20' x 15' addition, located at 45 North Amherst Road, Lot 20-64-3, Zoned R&A.

**IV. Other Business:** None

**V. Approval of Minutes from Previous Meeting (April 4, 2023)**

**VI. Communications**

**VII. Members Comments and Concerns**

**VIII. Adjournment**

**MOTION:** Ms. Tope moved to accept the agenda. Ms. Tefft seconded the motion. **ALL IN FAVOR – unanimous. MOTION carries. Agenda is approved.**

**III. New Business:**

1. **Richard Griffin (Owner & Applicant)** – Request for after-the-fact approval to change roofing materials, located at 50 Meetinghouse Road, Lot 21-42, Zoned R&A.

**Mr. Richard Griffin presents:** As was noted, my name is Richard Griffin. I'm the owner of 50 Meetinghouse Road at the corner of Meetinghouse and Liberty Hill Road, brick federal. Thank you for affording me the opportunity to come here and request an after-the-fact approval of a project that is obviously already completed, involving the change of materials for the roof on my house. I apologize for not coming to the Board in due course when this should have been handled in another way, but I relied on a contractor who was supposed to obtain any and all permits. And they, I guess, spoke to the Building Department and they told him that no permit was necessary.

Shortly after purchasing my house in 1995, I had to replace the existing roof and I put on a cedar shingle roof and that was installed on the main house and the barn, replacing asphalt shingles. A local crew was available at that time to do the work. In 2000, I added garages and restored the carriage house. And at that time, I also put cedar roofs on those buildings. Come 2022, I was experiencing significant deterioration in all the roofs and actually the newer roofs were failing more than the older main roof. I just attribute that to the fact that shingles aren't quite what they once were, but they had begun to fail and things were becoming somewhat urgent, and I was not able to find a crew or anyone that would undertake repairs or do any work on the roof. So, I was kind of at the point where I had to make a major decision. Complicating that matter was that back in 2022, I guess a little bit of because of COVID, but also because of the tariffs involved with Canadian product, \$100 a bundle to basically \$500 a bundle—if you could find them. They were basically in short supply, and they're actually still pretty much in short supply today. So, I started exploring other options and after reviewing what was available on the market, basically felt the best alternative was a synthetic product that mimicked a traditional roof. It basically came down to either cedar or slate. And after reviewing the lot of the products, I discarded the choice of composite materials, which are plastic essentially, and decided a metal roof would be the most appropriate approach and then looked at the products that were available and settled upon one made by a Canadian company called Interlock. They not only had the product which was what I thought was the best available, but they had the crews to install it and could start work relatively soon if I was willing to sign the contract, which would avoid work having to be done in the winter. So, I initiated the project. The roof was done in a matter of time, and I think it came out reasonably well.

I have brought along a sample of the material that's used, if you're interested in what it looks like. Ms. Radke said if you don't mind passing that around, I'm curious. Mr. Griffin continued, all of the products attempt to make something that looks as natural as possible when it's installed. They vary. Some do a better job than others. The proof is sort of in the pudding. I think, in the end, the roof came out well. I think from the road, at a quick look, you'd think it was slate. You get closer to it and obviously it isn't. I don't have too much more to say about that. I have submitted pictures that I think are available to you. Ms. Harris said yes, if you want to open the file there on the computer, the pictures is one and the spec is a separate file. You can scroll through to whichever one you want to show. Ms. Radke asked, so that's your finished product? Mr. Griffin replied that's finished, yes. Ms. Radke said that's beautiful. Mr. Griffin said it's a lot of building. Mr. Clark asked, so is that the new roof under the vane? Mr. Griffin answered it's the new roof. All these pictures are of the new roof. Ms. Radke said does the Board have any questions of the applicant at this time?

Ms. Tefft said yes, can we go back to that first picture? Is the new roof just for that part of the building? It's not for the main house? It's just that? Mr. Griffin replied everything—the main house, the barn, the garages and the carriage house. Ms. Tefft said OK. Because the roof on the house on the right doesn't look new. Maybe it's just a bad... do you see what I'm saying? Ms. Tope said yes, I saw what you meant on that second photo. Ms. Radke said I think that might have been an old photo. Ms. Tefft said I think your contractor may have taken the photos. Ms. Radke said that one right there. Those were the old

roofs, I would assume. Those were before pictures. Mr. Griffin replied yes, those are before. Ms. Radke said because I remember. I go by there all the time. There's the work being done. And that's the finished product. Mr. Griffin said there you go. Yes.

Ms. Radke said do you mind my asking what is the shelf life of that? How long do they last? Mr. Griffin replied they say 50 years, but there's no real proof that that will ever be the case. They don't have 50 years' worth of experience. But the aluminum doesn't deteriorate naturally. It's got a coating on it that they say prevents oxidation. The only thing that will accelerate deterioration is if it comes in contact with another metal. So, for the cedar shakes, I had copper that had to be removed so that there wouldn't be a chemical reaction between the two. Ms. Tefft said so, are you saying you can't use copper flashing around the chimneys? Mr. Griffin replied you can't use copper flash. They have their own flashing that they use for that. I have two copper roofs on the house, but they don't come physically in contact. They're just lower shed roofs that were fine. I didn't feel the need to replace those. Ms. Radke said thank you. Any other questions?

Mr. Clark said I just have one question. Were you unaware of the Historic District parameters for doing things to your house? Mr. Griffin replied no, I've had lots of work done on my house and I've always relied on the contractors to pull the appropriate permits. And I understood that you at least had to ask the question, do I need a permit. For example, I put in a new front door on my house a couple of years ago and I went through that. I asked everybody what I needed, and the answer was basically, if you're not changing anything, you don't need really a permit. Mr. Clark said we ask this question because we've had other similar situations happen and it's like, well, I never knew—whether it's cutting trees down or whatever, I think we as a Commission have to do a better job of educating. Mr. Griffin said I thought it was odd that the Building Department wouldn't have raised the issue. The natural thing is to go to the Building Department to get a building permit and they'd say, well, no, you don't need one from us, but that house is in the Historic District. You probably need to go through this stuff. Mr. Clark said so, the contractor pulled the permit. Mr. Griffin replied yes.

Ms. Tope asked, didn't we talk about that last year about Building needing to refer to us? Ms. Harris said we did, and in this situation, it was something that did not require a permit. So, I think it was probably a quick, no, you don't need a permit kind of conversation. Mr. Griffin replied that's what I understood. Ms. Harris said I think it was missed in that conversation. Ms. Tope said and well, in the timing I didn't remember when we had that conversation. I knew it was in the fall and it looks like this might have been pulling a permit in September, October. So, I didn't know if it was before then, but it I guess does tell us even if they don't need a permit, they should scan it to see if it needs Historic District Commission approval. Mr. Griffin said I certainly wouldn't have had any difficulty presenting it at that time if it had been an issue. I can understand the need.

Ms. Tefft said I understand the need to review, because not everybody is going to do the appropriate thing. But at some point, I think there's not a lot you can do to mess up and make a roof not fit in. And I'm astounded at what the cost of a package of shingles went up to. Mr. Griffin said I was astounded with the cost of roofs have gone up to. It's an issue. My son is an architect, and he was up in Woodstock, Vermont, recently. The Town Square has a number of historic houses, and he was surprised how many of them had gone back to asphalt shingles. I'm sure that's a cost factor. Asphalt shingles cost 10 percent of what the cost of a project like this cost. Ms. Tefft said oh, so this is more expensive than the asphalt. Mr. Griffin said much more expensive. Ms. Tefft continued; so, this is a 50-year thing one way or the other.

There were no further questions from the Board. Ms. Radke invited members of the public to comment.

**PUBLIC COMMENT:**

**Mr. Allan MacLellan of 41 North Amherst Road, Bedford, commented:** I'm Al MacLellan, 41 North Amherst Road. I have an interlock roof that we've had for 10 years with no hitches. It's not exactly like yours. Yours look like a slate. Ours looks like shake shingles. At least 10 years you can get.

Mr. Griffin said that's probably what I need. Ms. Radke said there you go. Thank you. Anyone else? Ms. Tefft said well, I just would like to say, you've done a wonderful job of preserving as much of that house as you were able to because a lot of it was lost before you even got to that house. Mr. Griffin replied the previous owner did a remarkable job on the structure. Ms. Tefft said well, they rewired, but they also removed some original paneling, which was of museum quality. But it's been well maintained. But the part I really like is the landscaping and the maintenance of the yard. The flowers—it just looks fabulous. And there aren't many places I can willy nilly say that about. It's classic and it's well maintained. Mr. Griffin said thank you. It's a project. Ms. Radke said I'll ditto those comments. It's one of my favorites in the Town of Bedford. It's beautiful. You do a nice job. Mr. Griffin replied thank you.

**MOTION: Ms. Tefft moved the Historic District Commission approve the after-the-fact request to change roofing materials at 50 Meetinghouse Road, Lot 21-42 in accordance with the information presented by the applicant, because the applicant has demonstrated consistency with the Historic District Regulations and Ordinance. Ms. Tope duly seconded the motion. ALL IN FAVOR – unanimous. MOTION carries. The request is approved.**

Ms. Radke said thank you, Sir. Good luck with that roof. Have a great evening, Sir.

- 2. Marc Tessier (Owner & Applicant)** – Request for 20' x 15' addition, located at 45 North Amherst Road, Lot 20-64-3, Zoned R&A.

**Mr. Marc Tessier of 45 North Amherst Road, Bedford, presents:** I'm Mark Tessier. This is my wife, Christina Tessier. We're at 45 North Amherst Road. We're here today to look to get permission to put a 15' by 20' addition onto our existing home. That is a picture of the front of our house. My Photoshop skills aren't all that great, sorry, but that is where we're looking to put the addition on the right. From the side view, it's 15' wide and it'll be 15' deep and it'll be 20' wide. You can see it better here. Ms. Tefft asked can you back up? Mr. Tessier asked, do you want me to go back? Ms. Tefft said well, the photographs you showed of the front of the house are not the same front of the house. Mr. Clark said no, that's the proposed addition. Ms. Tefft said oh, you you've already built it? Mr. Clark said no, it's a good Photoshop drawing. Mr. Tessier said that was my attempt at Photoshopping. Ms. Radke said I was going to comment on how nice that looked. I had to take a double take. Mr. Tessier replied thank you. Mr. Clark said you even got the stain on the roof. Mr. Tessier answered oh yes, it's Photoshop so I copied and yeah. So, let's see. Ms. Tefft said I missed what you said. Whatever you do for work, you're wasting yourself. You could be photoshopping for the world. Mr. Tessier replied well, thank you.

My dad had come over the other day and we talked about shingles. So, we're looking to put the same-colored shingles on, but they're three tab and our main home is shingles right now, about 25 years. So we can put three tab on, but I wasn't sure what that rule was if we wanted to go with architectural as long as they were the same color. The three tab would be fine as well. That's what I put in the presentation. And then I have pictures of matching shutters, white vinyl siding, same windows. The

objective would be to make it look exactly like our current house and wouldn't be able to tell from the front. So that's what we're going for. Ms. Radke said very good. Are there any questions from the Board?

Ms. Tefft asked, this proposed office, that's what you're going to use the new addition for? Are you going to have to get any kind of permit? Is this a home-operated business, or is it because you're agricultural and you can have a business office there? And what are you going to do about parking? Ms. Tessier replied I work from home. Mr. Tessier added that one room too small for us at this house type of thing and she works from home. Ms. Tefft said so, it's a one-man operation and it's going to be basically your office. Are you going to be having customers coming and going? Ms. Tessier replied no. Ms. Tefft continued; it's sort of like artificial intelligence—just you and a computer? Mr. and Mrs. Tessier replied yes. Ms. Radke clarified it's not a home occupation. Ms. Tefft said it's an awfully big office. Mrs. Tessier replied yes. Ms. Tefft said it's a very big office. Are you planning to have other people or expanding? Ms. Tessier said no. Mr. Tessier explained; no, she just works fully remote for her job. Ms. Tessier continued; I plan on having my exercise equipment in there. I plan on it being like a multi-purpose room. Ms. Tefft said oh, not just an office. Ms. Tessier replied right. It'll be like a workout room, my office, maybe a day bed if a guest stays over. Stuff like that. Ms. Tefft said a guest room, office kind of thing. Ms. Tessier replied yes. My mother is in her 80s and she can't do any stairs, so the only place she can sleep when she stays over is our living room couch. Ms. Tefft said you have to speak into the microphone. Ms. Tessier said sorry. My mother comes over a lot and she's in her 80s and she can't do stairs anymore. So, it's just somewhere that she could go when she sleeps over too. Ms. Tefft said so, it's sort of like, well for him it's a mother-in-law accommodation and for you, it's an office. Mr. Tessier said I don't get to use it.

Mr. Clark said your current house has a foundation of what? Is it cinder block or concrete or what is it, poured foundation? Mr. Tessier replied, I believe it's a poured foundation, possibly cinder block. But I think it's a poured foundation. Mr. Clark said OK. And your plan for this addition would be what? Poured foundation? Mr. Tessier answered it's going to be Sonotubes. Mr. Clark continued; and so, it's going to be elevated. It's not going to have anything underneath it? You're not going to have a crawl space or anything? Mr. Tessier replied well, there'll be Sonotubes, and the boards will be going across onto the Sonotubes. It's not very high up off the ground. We're at 22 inches, 24 inches. Mr. Clark said so there's no poured slab or nothing underneath. Mr. Tessier said no, and I asked the Building Department if that would be OK, and they said that it was and that's how our addition on the other side is set up as well. Mr. Clark said OK. And so, if you have that as a mother-in-law apartment, do you have to register with the Town Building Department that it's an extra room or how does that work? Ms. Tessier replied, I feel like that's a bit of a stretch. It's just if my mom stays over. She's not going to be living with us. Mr. Tessier added, no, it's just her office. Mr. Clark said just something to consider. I mean, is there going to be plumbing in that? Mr. Tessier replied no. Mr. Clark said OK. That makes a difference. Mr. Tessier explained no, it's just that one extra room that we need in the house because it's too small. Mr. Clark said and so the roofing—you're going three tab, or what was already there—so you're going to reroof the whole? Mr. Tessier replied the whole roof will need to be done within probably the next year. So, I'd like to go architectural shingles because they're better. But if we need to stay three tab, that will get us another 25-30 years. It's kind of one way or the other, but if I can put architectural shingles on, I would like to. Mr. Clark said I think that's something, obviously, we just got through with a roofing consideration. Mr. Tessier said and they're both the same material, so I wasn't sure how that worked. Ms. Harris explained if it's the same material, then it wouldn't require anything. Mr. Tessier said OK. and I know I put three tab in here and I just wanted to be clear on that and make

sure that I talked about it. Mr. Clark said good. Super. Mr. Tessier said like I said, our goal is to make it look like it's just been there this whole time and it looks like the regular house.

Ms. Radke said just a quick question. They meet all the setbacks? Everything's good? Ms. Harris answered yes. They provided a plot plan that shows that they meet what they need to for dimensional requirements. Ms. Radke said thank you.

Ms. Tope asked, and we didn't have any comments from abutters? Ms. Harris replied I have not received any. Ms. Radke asked does anybody in the audience have any? Go ahead. State your name and address for the record.

**PUBLIC COMMENT:**

**Ms. Judith MacLellan of 41 North Amherst Road, Bedford commented:** Good evening. Judith MacLellan, 41 North Amherst Road—the neighbors to the people who are applying. We have no problem with what they're saying, but I just would like a clear understanding. Going toward Town Hall, we are on that side of their house. So, I'd like an understanding of where they come out, what it is for the setback and our beloved right-of-way of past history, and where all that falls so I understand that part.

Ms. Harris asked, do you want to go over your plot plan? Mr. Tessier replied sure. We had a survey done. Let me see if I can zoom in a little bit. And so, we're well within our setbacks because our property line actually—according to the surveyor, and he stamped it—goes to the middle of the easement area. So, we have a total of 56.9 feet to the end of our property. And we're only coming out 20 feet. So, we're within that 25-foot setback and not within the easement area at all.

Ms. MacLellan said Mark, could you repeat that again? That your surveyor said your property went to the middle of the easement? Mr. Tessier replied yes. That's what he said. And that's what he marked up and that's what he stamped on the plans.

Ms. MacLellan said we have no objection to the addition whatsoever, but I think they might be going into their setback. I don't know for sure. Because we put an addition on the other side of our house toward them a couple of years ago and that's when this whole right-of-way stuff all became, as some people may remember, a court case. So, we have no objection at all to the structure, but I just want to make sure everything is in place before you make an investment in this and have a problem. Mr. Tessier replied yes. And so, we paid \$2500 to have the surveyor and have it stamped and he did all the research and said that is exactly where our property line is. So, you guys own half and we own half. But we did do that research upfront and it cost quite a bit of money for us, but we did do it, and that got us this plot plan and survey.

Ms. Radke asked, and the Planning Department had no problem with this as well? Ms. Harris replied no. This was a stamped, surveyed plan, and that's what the property line is shown as. Ms. Radke said all right.

Ms. MacLellan said that's very interesting. We may be following up with this in some way. Mark, if you would just ask your contractors, be conscious of the stone wall that's on your property and the stone wall that's on our side of the property. Mr. Tessier replied oh, absolutely. Ms. MacLellan added we do love our stone walls here in New Hampshire. Mr. Tessier said we won't be going to it. Ms. MacLellan said thank you.

**Mr. Andy Noyes of 46 North Amherst Road, Bedford, comments:** Andy Noyes, 46 North Amherst Road. I just wanted to say that I think this looks like it's going to be beautiful and a nice addition to the neighborhood. And furthermore, I think that if his great grandfather had built it and he was suggesting tearing it down, that probably a lot of people would be up in arms that it would be missing. So, I think it's probably only good that it's going to be very nice. And I think it should be well in keeping with the neighborhood. Thank you. Ms. Radke said thank you, Andy. Any other questions from the Board, anybody from the audience? Ms. Tope asked to clarify do we need to address the shingles—that any material is fine, so it's not different from the actual application? Ms. Harris replied, I think he's proposing it to be the same material, so I don't think that it needs to be specified.

**MOTION: Ms. Tope moved the Historic District Commission approve the request to construct a 20 ft. by 15 ft. addition at 45 North Amherst Road, Lot 20-64-3 in accordance with the information presented by the applicant, because the applicant has demonstrated consistency with the Historic District Regulations and Ordinance, 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 obtain a building permit and submit payment for permit fees to the Building Dept.
3. The applicant shall submit photos of the completed work for the file.

**Mr. Clark duly seconded the motion.**

**DISCUSSION:** Ms. Tefft asked could you read the motion back? Ms. Tope replied it's as written on our paper. Ms. Radke asked, do you need to hear it again, Elaine? Ms. Tefft replied well, not if that's all it is is those four lines. Ms. Tope said yes, we didn't change anything. Ms. Radke confirmed it's as written. We didn't add anything to it.

**ALL IN FAVOR – unanimous. MOTION carries. The request is approved.**

Ms. Radke said thank you. Mr. Tessier said thank you very much.

**IV. Other Business:** None

**V. Approval of Minutes from Previous Meeting (April 4, 2023)**

Ms. Tefft said I only have one correction. Ms. Radke asked only one? Are you sure? Ms. Tefft said positive. You know I went through this with a highlighter, a pen, and a pencil. Ms. Radke said, I know you did. I would think nothing less. Ms. Tefft said and frankly, I think it was just that because this whole thing is recorded. I think it is a word that sounds like it, but it makes absolutely no sense and it's on page three. It is only one word that doesn't make any sense at all. I didn't count the number of lines down, but I guess I can. Twenty-one lines down, the word loom—us walk on loom, because nobody planned on that one. I don't know how you walk on loom because a loom is a weaving mechanism to make cloth and it's going to be really uncomfortable if you're barefoot. Mr. Clark said it probably needs an a in there somewhere. Ms. Harris suggested loam. Ms. Tefft said I don't know what the correction is

because I can't figure out the context. Whatever it is, it's going to preserve the original feeling and appearance as much as possible, including trees. So I don't know what they're talking about. It just doesn't make any sense, although frankly, I think some people think a lot of minutes for a lot of people don't make any sense. But that one word I couldn't figure out a substitute. Ms. Harris said we'll listen back on that one and make the correction.

**MOTION: Mr. Clark moved to accept the April 4, 2023 meeting minutes as amended. Ms. Tefft seconded the motion. ALL IN FAVOR – unanimous. Motion carries.**

## **VI. Communications – none**

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

Mr. Clark said just a little more conversation on educating Bedford Historic District people coming in and contractors. He did a great job. I mean, that place is so beautiful. But you get bozo the clown that comes in and puts a blue roof on or an orange roof and comes in and begs, well, you know, gosh, he got his roof, and he didn't ask for permission on it. Ms. Tefft asked yes, but how do you educate the contractors when you can't even educate the local people? Mr. Clark said, well, that's what I'm saying. I think we need to have a concentrated push. You know, work with realtors, work with contractors, tree services. Ms. Tefft asked who's going take the time and make the list of realtors and contractors? Ms. Tope added well, I think it's just kind of brain storming. We talked about that outreach before of how we... Ms. Harris said yes, ultimately, it's the responsibility of the property owner. He can say that the contractor was responsible for the permits, but it's ultimately the property owner's responsibility to know that they need an HDC approval. So, I think that you need to start with the property owners. Ms. Tope said, and didn't we look at that and we determined the number was very reasonable that we could reach by direct mail? Ms. Tefft said there are people who call themselves contractors who basically don't even have a pickup truck. Ms. Tope said no, but I don't mean the contractors. I mean the homeowners. We had said the number of homeowners in the Historic District was a relatively low number that we could... Ms. Tefft said it's complicated to make a list. Ms. Harris replied it is. But it's about 120 properties. Mr. Clark asked oh, is it that many? Ms. Harris replied around there. Ms. Tefft added, that have a building on them. Ms. Harris clarified not necessarily have a building on them. Parcels that lie within the Historic District. Ms. Tefft asked how many with a building on them? Maybe that would be a place to start. Ms. Harris answered, I don't have that, but I do have parcels. It's about 120. Ms. Tefft asked do you have it so that it's recognizable? Or is it by lot number? Ms. Harris replied it's by lot number. Ms. Tefft said that doesn't mean much if you're trying to figure out what goes where. Ms. Harris said but it does get you to a mailing list. Ms. Tope agreed it does get you to a mailing list of owners because I think, like you mentioned, I mean he, I think, operated—it was his responsibility to get the permit. He should have gotten it, but otherwise operated in good faith and improved the property and stayed within the regulations anyway. Had he not... Mr. Clark added he's got good taste. Ms. Tope said yes, that's the problem. Ms. Tefft said but you know, people can register property in anybody's name. I mean somebody in the Historic District had at one point, his dog was the title holder for the building, and you can't really reason with a barking dog. Ms. Tope said, well, I'm not saying it'll be 100 percent, but it would be better. We have seen representatives of people here who live in the property and didn't know that they couldn't cut down trees or thought their building permit... Ms. Tefft said well, cut down trees when you say that people go, oh my God, I can't even touch a tree. But it's a tree of a certain diameter. Ms. Radke said, and then we have those regulations—I know we talked about maybe resending them to all those parcels that you listed, with a nice cover letter, letting people know that we're the Historic District Commission. We're excited that you're there, on and on, here are the



upgrade conditions. Mr. Clark added, and if you go to sell your house and list it with a realtor, they should know this as well. Just so that incoming buyers recognize how special this area is and how lucky they are to become part of this community. Ms. Tefft said, but that's not how they're going to see it. They're going to see it as limiting what they can do with their property. Mr. Clark replied well, of course. We've all lived under that. Ms. Tope said I think we have to look at what the point is, and if the point is to provide education that we exist and that's the problem we've seen recently coming, that people--whether they know or not—they say they don't know, and it could remedy some of those situations. It may not remedy all of them. And we're not adding any additional burden. We're just letting them know what they already have. Ms. Tefft said, well, I think the Historic District was founded or was legislated into being around 1969. And I'd like to see the wording of the vote and the original setup of it, if that's—I, believe it or not—knew the first head of the Historic District. I have been here that long. Ms. Radke said find that in the annual reports—the warrants. Ms. Tefft said I don't have those. I don't know how comprehensive the annual reports were, but there are... Ms. Radke said they would have a warrant. Ms. Teft said there are minutes of the Town Meeting and that would have the discussion and all of that, too. Ms. Radke said I think our permanent file, we have a permanent file which is at the DRA, the Department of Revenue Administration. Ms. Harris said I think we have it in our files at the Town Office. Ms. Tefft said I'd like to see that. Ms. Harris asked, do you want to come by to look at that? Ms. Tefft said yes, and if it's only a few pages, because I still want to look up where the, I mean, I know we've lumped some very modern buildings in the Historic District because there is no Historic District as such where the homes are really, or the buildings are architecturally well done and of the period. This was just a farming community. It was not Darien and never will be. But I think what I would like to do at some point is to take a look at the 1853 map that has the houses and pay attention to those. I think if you're going to focus on something that is not as important, I think you need to focus on what's really important. And to make them feel special, it would have to have some chops or some provenance, if you will. And it's not that hard. I'm sure the library has got a copy of the 1853 map and in the New Hampshire room.

Mr. Clark said well, that's 1969 and that's 1853. But I'm saying fast forward to now. We need to get this out and around. I mean my house is not an historic property, but I have to toe the line with it. Ms. Tefft said yes, well, that's what I'm saying. I think there has to be two. I think you almost have to have seriously historic buildings versus buildings in the Historic District. And I think you also should potentially bifurcate it and pay attention to the landscaping. Mr. Clark said, I don't think you can single—your house is built in 1953. Your house was built in 1853. I think you have got to group them all together because it is the Historic District. Ms. Tefft said well, yeah, but you're not going to have as much trouble doing anything to a new house as you are a house that was built in 1827, or '26. His house was '26. Ms. Radke said maybe this is a good conversation we can have at a workshop when we go over our guidelines, maybe brush them up a little bit, have a conversation. Ms. Tefft asked is the microphone still on? Ms. Radke replied they are, yes. Ms. Harris said we haven't adjourned. Ms. Tefft said it's a good thing I stopped. Ms. Radke said I know every year we have a workshop, correct? Ms. Harris said yes, we do. Ms. Radke continued; I think when we start to get to that time, keep these good thoughts and then bring them to the workshop and then hopefully we'll get a game plan and meet some of your concerns. Ms. Tope said yes, and we have the issue of the trees as well. I think the workshop and the rules are separate, though, from letting people know that the Historic District Commission exists. Ms. Radke said the workshop will entail a plan, we can go over the details and plan how we're going to get the word out. Ms. Tefft said Merv Weston's building on South River Road is not in the Historic District or anything like that. But it was a very nice, well designed, very modern, well-done building. And I think if we start recognizing—I don't think we should put our nose on South River Road because that's not a place you want to go swimming. But I think that there are other buildings that we can recognize that are within

those parameters of the Historic District. They don't all have to be—how many 18th century buildings are there in Bedford still standing? I don't know of any. Ms. Radke said, maybe at the next meeting we will get a map again. I'm sure you all received a map already, right? Mr. Clark said you know, I've heard the parameters, but I can't really... Ms. Radke said I think there's a map on the website. Ms. Tefft said yes, but I don't know. I can't figure it out from that map. It's not my kind of map. It has not enough data and a lot of pretty.

Mr. Clark asked how hard is it to take out the mailing list and just mail merge a message? Ms. Harris replied not hard. Mr. Clark asked not hard at all? Ms. Harris replied we can definitely do that easily. Mr. Clark continued; I was thinking maybe a two-part communication: the first part being the Bedford Historic District Commission is undergoing sort of a revamping of our communications, and if you have any input or if you have anything special about your historic house, we'd like all the input possible. That way we can get people involved. And then when we have our workshop and we communicate, this is what you can and cannot do with your property because you are within that zone, it won't be such a shock and a surprise. Ms. Harris added, I think you should talk about what you would want in the letter, and if it's a survey, what questions you're asking. So, that should be part of the workshop, I think, is that discussion about what's going to go into this outreach letter.

Mr. Clark said we don't have to rewrite it. It's all in here. I read this. You gave this to me a couple months ago, and I read through it and it's pretty specific what can and cannot be done. And I think the big thing is when somebody pulls a permit to do anything. Ms. Radke said yes, it should have a red flag. There should be a list, and I think the Building Department has that—a list of all the properties in the Historic District and once the permit is pulled, a red flag should go off and say, wait a minute. That address—I'm sure they do that. Mr. Clark said that would be great. The Building Department could just compare it against that mailing list, and I think we'd avoid some of the problems that I've already seen in the short time that I've been here. Ms. Tefft said, but not everything requires a permit. Mr. Clark said, well, that's true. Ms. Tope said again, it may not solve 100 percent of the problems, but it still helps some. Mr. Clark said gee whiz. I'm sorry. I'll do it anyways, because I've already done it. Ms. Harris said you could benefit from both—with the Building Department and outreach to the property owners. It should be a combination. Mr. Clark asked and when does the workshop happen? In the fall? Ms. Radke answered it's usually around August or September. Ms. Harris replied it was in the fall last year, but we could schedule it earlier. Ms. Radke said yes, either August or July? We can all make sure we're here. Ms. Tefft said I don't think summer is a good time. That's the only good weather. Ms. Radke said we're going to have a meeting anyway. It's our meeting night. Ms. Tefft said well, a night a month, yes. Mr. Clark said, well, I think it's important to do it sooner than later. I've seen already in this short time I've been here, four or five, gee whiz. I'm sorry. I apologize. But ignorance is not... Ms. Tope said our July meeting should be rescheduled, because it will fall on the 4th of July. Ms. Harris said, I think it already was. I think we saw that conflict. I think it's the following week. Ms. Tope said OK. I'll move it on my calendar. Ms. Radke said and hopefully there are no applicants, and we can have our workshop. That would be nice. Ms. Tefft said you'd better plan on having it in Montreal, because that's where I'm going to be. Ms. Radke said on the night we do our workshop, plan on being here and going over everything. All right. Wonderful. Mr. Clark said thank you. I appreciate your consideration on that. Ms. Radke said no problem.

### **VIII. Adjournment**

**MOTION to adjourn was made by Ms. Tefft at 7:45 pm. Ms. Tope duly seconded the motion. ALL IN FAVOR – unanimous. MOTION CARRIES.**

The next meeting of the Bedford Historic District Commission is scheduled for June 6, 2023.

Respectfully submitted by Sue Forcier