

Town of Bedford
Historic District Commission Minutes
May 3, 2022

A meeting of the Bedford Historic District Commission was held on Tuesday, May 3rd, at the Town Meeting Room at BCTV at 10 Meetinghouse Road, Bedford.

7:00 PM Call to Order

Present: Lisa Muskat (Vice Chair), Bill Carter (Town Council alternate member), Lori Radke, (Town Council member), Joe Vaccarello (member), Kelly Tope (member), Jillian Harris (Assistant Planning Director, staff liaison).

Absent: John Quintal (Planning Board liaison).

AGENDA REVIEW:

Ms. Harris reviewed the agenda. Tonight's Agenda under Old Business, the first item Town of Bedford with a request for construction of a parking lot expansion at the Bedford Public Library. This item, at the request of the applicant, has been postponed to the June 7, 2022, meeting. Under New Business, we have Item 1, Michael Franzino (Owner) with a request to extend an approval granted on May 12, 2020, to demolish an attached barn and construct a 3-story addition and associated improvements to the residence at 115 Bedford Center Road, Lot 20-45, Zoned R&A. Item 2 is Karen and John Cormier (Owners) with a request for site alteration, regrading, installation of a retaining wall, walkway, patio and fire pit at 42 Church Road, Lot 20-64-7, Zoned R&A. Item 3 Karen and Bill Wilshire (Owners) with a request for the addition of a covered porch to the front entry of their home at 1 Chandler Road, Lot 13-46, Zoned R&A. This item we also had a request for postponement at the last minute due to the applicant being unable to attend tonight. That should be postponed to the June 7th, 2022, meeting. Under Other Business, we have Item 1, Election of Historic District Officers for 2022-2023. Finally, we have an approval of Minutes from the April 5th, 2022, meeting.

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

Old Business:

Vice Chair Muskat said as Jillian stated, under Old Business from the Bedford Public Library, they've requested that the application be postponed until our June 7th, 2022, meeting to provide more information for review. This announcement will serve as public notice.

The 3rd item under New Business, Karen and Bill Wilshire on 1 Chandler, has also requested that the application be postponed to June 7th, also to provide more information and that the applicant can attend and present the application, due to unforeseen travel delays.

New Business:

Item 1: Michael Franzino (Owner) – Request to extend an approval granted on May 12, 2020, to demolish an attached barn and construct a three-story addition and associated improvements to the residence at 115 Bedford Center, Lot 20-45, Zoned R&A.

Vice Chair Muskat said I'll open the first agenda Item. That would be Michael Franzino if you want to present your application.

Mr. Michael Franzino testifies: So, our request is just to extend it for two years from what was approved in the past. Vice Chair Muskat asked for two years? Mr. Franzino said I think that's the duration. Ms. Tope asked there are changes to the proposal? Mr. Franzino replied no changes. Vice Chair Muskat said okay. Does anyone on the Commission have any questions regarding Michael's request? Ms. Tope stated no, I noted that he asked for more time due to COVID and supplies and materials, and I think we've all faced that and seen that. Mr. Franzino added and a 50 percent increase in price. Vice Chair Muskat said maybe that will level out. We will open to the public if anyone has any questions or comments regarding the Franzino request. [None]. Chair Carter asked does staff have any recommendations? Ms. Harris replied no, the time request still appears to meet the intent and spirit of the ordinance and regulations. There have been no changes that should affect any part of the proposal. The recommendation is that the time extension request would be approved. Mr. Carter said thank you. Vice Chair Muskat said okay, then I think we can ask for a motion to act on the application. Jillian, will the homeowners receive a written note with the conditions and the date? Ms. Harris replied yes, they will receive a certificate of approval that has attached the previous conditions of approval.

MOTION: Ms. Tope moves to approve the application for a 2-year time extension to May 12, 2024, to demolish the garage and complete the project. Approval is subject to all conditions approved prior to the 2-year extension. Mr. Vaccarello seconds the motion. ALL IN FAVOR – unanimous. MOTION carries. The time extension is approved.

Vice Chair Muskat said congratulations. Mr. Franzino replied yes, I appreciate it. Ms. Radke said good luck with all of that.

Item 2: Karen and John Cormier (Owners) – Request for site alteration, regrading, installation of a retaining wall, walkway, patio and fire pit, at 42 Church Road, Lot 20-64-7, Zoned R&A.

Mr. Cormier (son of applicant) testifies: I've never done this before, so hi. So, 42 Church Road, if you're familiar; yellow house, left-hand side, next-door neighbor to the Baileys. This project takes place on the back of the house. None of the project you can see from the road. Looking at the diagram here, the bottom of the page is the front of the home, septic in the back. The proposed project takes place—this hashed line here are preexisting stone walls that are 3 ½ to 4 feet tall. This basically just levels out the backyard to make it usable. As it sits right now, it's quite steep going down to the backyard there. So, new proposed patio, raising the backyard slightly to make it more user-friendly for my children. Then tapering off back behind the right-hand side of the house—the west side, back toward the septic—just to make it not as steep. Ms. Harris asked and there will be a retaining wall that will be installed? Mr.

Cormier said yes, so the retaining wall will fade in down on the, shall I say, the southwestern side of the property there at a max height of anywhere from 4-ish to 5 feet at its highest, then fading into the existing stone wall that exists over there. Vice Chair Muskat asked so you're creating a raised lawn area? Mr. Cormier replied basically the back of the house just slopes so steep now. We're just eliminating a bunch of that pitch. Where the proposed patio would be, that's pretty flat now, but that would just be a paved space. Vice Chair Muskat asked has there been given any thought to drainage and how the topographical changes are going to affect current [drainage]? Mr. Cormier said it still pitches enough to have the same drainage that would have been there before. So, yes, that has been considered. We didn't see it being an issue. Vice Chair Muskat asked the intent is to leave it as it's operating now? Mr. Cormier said sure, exactly. Vice Chair Muskat said okay. Does anyone else on the Commission have questions?

Ms. Radke asked the retaining wall—is this going to be stone to match? I see a stone wall back there already. It's going to match that? Mr. Cormier replied the existing stone wall that exists, that comes off the left-hand side of the house there, that stone has been there since the 1940's so, it's not going to match that. To my understanding, due to the same nature that the gentleman before me with building supplies, it's going to be concrete—interlocking blocks. There originally had been a plan to match and to do fieldstone. That cost was exorbitant. So, switched to the concrete. Ms. Harris stated if you scroll to the back, there are some details that were provided and pictures of the details. The details are all the way at the end, though. Mr. Carter said and with any wall, there's a drainage pipe that goes in, and then there'll be spots throughout the wall where the water can seep down through. Mr. Cormier said yes. Mr. Carter said I had this done, so that's why. Mr. Cormier said yes, it's essentially like a lower French drain on the inside of it so as there is not erosion to undercut the wall. Vice Chair Muskat said thank you. Ms. Radke said sounds like a nice project. Mr. Cormier added it's a good retirement project. It will keep my Dad busy. Mr. Carter commented that's a lot of wall. Mr. Cormier agreed it is a lot of wall. That was part of the not being able to find basically enough stone to bring in to match the aesthetic of those stones that had already existed. Mr. Carter said there's going to be a lot of fill, too. Mr. Cormier agreed, yes. He calculated the fill almost 100 yards of fill on the right-hand side, and then another 100 yards behind. It will be quite a bit.

Ms. Radke asked behind the wall, you're going to seed it and... Mr. Cormier said oh yes, it will be back to lawn, yes. Vice Chair Muskat asked what are you going to cap the wall with? Mr. Cormier replied it will be—the cap of the wall will just be the stone itself. So, the lawn will run to the pavers, the concrete, down and then lawn out. So, there will be no wall cap, if you will. Vice Chair Muskat said okay. Ms. Radke asked for safety reasons, how tall is it, 50 inches? Mr. Cormier said it is going to be less than that. I know this is noted here as 50. I think they're coming down to 4 feet. Ms. Radke said okay, so there's no fence that's required for safety reasons? I'm just—kids falling off the wall? Mr. Cormier said not to my understanding. I'm more than happy to—he's on speed dial—I can call him. He said call me if you need to. Vice Chair Muskat commented I think if it's over 2 feet, you're required to have some sort-of either a hedge line or railing or something. Mr. Cormier said okay. Mr. Carter said okay, and it's over 2 feet then. Ms. Radke said I would just double-check that. Ms. Harris said yes, code requirements with the Building Department. Mr. Cormier said okay. We can do that.

Mr. Carter said it's quite a steep drop—5 feet. Mr. Cormier said it's not going to be 5 feet anymore. They've lessened that. Ms. Radke reiterated just to double check that to make sure. You'll probably get it inspected anyway so you'd have to get the Building Inspector to check that. Mr. Carter said and the wall will be—there'll be about 2 feet into the ground, then the 4 feet that you'll actually see. Mr. Cormier agreed, yes. Mr. Carter asked any staff recommendations? Ms. Harris said I would want to

confirm with the Building Department what the code requirements are. If it's a hedge, I think that they could install that as landscaping without the need for further approval. I would need to confirm that—what the requirement is—first. Vice Chair Muskat said I think the answer to that might affect the height that you determine to build the wall. Because if you don't really want to have a railing, then it's probably a good way to look at it that you could maybe add a step by the house and lower the distance that you're going to have from you average lawn height down... Mr. Cormier said as a 2-tiered system instead of 1 tier. Yes. Same amount of stone, basically. Vice Chair Muskat said okay.

Mr. Vaccarello asked could you just scroll down the rest of the way so we can see the rest of the materials and the rest of the plan? Mr. Cormier said sure. Mr. Vaccarello added I don't remember looking at it previously. Mr. Cormier asked are you thinking about this—this is where you're looking? Mr. Vaccarello replied yes, so it's just words—no pictures, or I don't think. Is there? Mr. Cormier said I don't have pictures of ...[continues to scroll] Mr. Vaccarello said oh yes, here we go. This is what I'm looking for. Perfect. Ms. Harris said the first one, I believe, is the pavers for the patio. Mr. Cormier confirmed and added this is the Duragreen™ off the west side of the house. Ms. Harris said fire pit. Mr. Cormier said yes, and then this would be the wall, but I think they're going with this lighter color. Mr. Vaccarello said the only people that will see it are neighbors. The rest is going to be buried up. Mr. Cormier said yes, the neighbors with binoculars. They're pretty far away. Vice Chair Muskat asked are there any other Commission questions? [None]. Is there anyone that has any public questions?

Ms. Judith Maclellan testified: Good evening. My name is Judith Maclellan. My home is exactly behind John and Karen Cormier's home. The other day John walked me around and showed me what he would hope to accomplish with his plans. I understand about the slope. From John's house going to my house, 41 North Amherst Road, is a very definite slope down. When we had an addition put on our house, we came before the Historic District. We had a small stone wall put in. We had drainage—that white pipe stuff—put in, and rocks put in. A couple times a year, in a real downpour—not a regular rain, but a real downpour—the amount of water that comes down the hill is more than the drainage behind our wall handles. And it comes over our wall and into our little patio area and drains away. It's not a problem, because we had our basement injected with silicone, so it doesn't leak into our basement. My question now is with this regrading and the work that John and Karen are here asking about, what change is that going to make? It's the same thing Lisa asked. I'm concerned of how that's going to change the amount of water coming straight down the hill into the backyard of my house at 41 North Amherst Road. I don't know if you did, there's like hydrology studies or waterflow studies?

Mr. Cormier replied much in the same way, you know, if we think about Andes Mountains and tiered farming systems by slowing down the water from doing that same thing. If anything, this project will slow down the water that would be going toward your property and encouraging it to drain into the ground and not to run along the surface. In a big thunderstorm, you get so much water in a deluge that there's not enough time for the earth to absorb that amount of water. By having a tiered system like this, that would slow down.

Ms. Maclellan added so there's going to be one tier? Mr. Cormier replied there would be one tier, and if there were 2 tiers, it would slow it down even more, encouraging that water to perk into the ground rather than running off in a storm. Ms. Maclellan asked about how far back from your house, or your dad's house, is this work going to go? Mr. Cormier said do you know where the septic system is? Ms. Maclellan said yes, I do. Mr. Cormier continued between the septic system and the house. So, on the house almost, where the deck side is. If you're looking at the back of the house like you would be, off to the right, inside of between the tree line and the house itself. I think that that is set here. You would be

looking at it from the right-hand side here up toward their deck. You can see that the retaining wall ends well inside that tree line. Ms. Maclellan said it is your opinion that the work that's going to be done will be a benefit to me in that less water will be running down the hill? Mr. Cormier replied I'm not a hydrologist, but yes. That would be my understanding. Ms. Maclellan said that is one of my concerns. It says regrading here. So, if you change the shape of the land, then you're changing how the water is coming down toward my house. Mr. Cormier said it's being regraded to be more flat. I could see if it was being graded to be steeper, you would have a worse problem. So, if anything, this would mitigate any kind of—I don't want to call it storm surge because it's not the ocean, but—any kind of deluge that you might see from just surface runoff. Ms. Maclellan said okay, thank you.

Mr. Carter asked can we put in that the grading should be looked at where it drains more to a certain area? I'm just so used to dealing with conservation about how water is sent off roofs and stuff like that. Maybe we can—when they're doing the grading—make sure it's not grading toward the house that's in the back? It's more to one side or the other? Mr. Cormier said well there are houses on all 3 sides so, it's got to go toward someone's house. Mr. Carter said okay, and you are correct. With this wall and making the land flatter, you will slow down any process because it will have to go down through, then it will go into that drainage pipe that's behind that wall before it comes out. It will slow down the whole process.

Ms. Radke said so instead of having the whole slope like this, it will be flat, then just a smaller slope. You're having less slope going further down. It would make more sense. It probably would help with some of the drainage. That's my assumption. Vice Chair Muskat asked is there an opportunity to put some comments about drainage in the recommendation? Ms. Harris replied I think you could put something along the lines of that the drainage shouldn't increase any drainage to abutting properties. Mr. Carter said technically some of the pavers they have that have the holes meant to catch the water better. It's a more accepted way of letting the water drain through on a patio. Mr. Cormier said much in the same way that the Duragreen™ thing that's off to the side there. I had mentioned that to my father back in the day. I had gone out and was in California visiting a brewery as one does in California and their entire parking lot for 500 cars was all permeable. That's how they collected all of their rainwater for the brewery was straight through the parking lot. I said, man, why don't we do that on the side of the house?! It was like... lightbulb. Vice Chair Muskat said thank you. Are there any other questions from the public?

Mr. Kelly Martin testifies: Good evening. Kelly Martin, 73 Bedford Center Road. I just have a quick question. I love the idea. It's going to be great. I agree with the drainage issue. I think it will improve your situation, ma'am. If that was on the front of the house, would that quarry tile be allowed in the Historic District? Vice Chair Muskat replied I think at this time we don't have a list of materials that are automatic acceptances, right? We don't have a list like that. We're viewing everything on a presentation basis. Ms. Harris said correct, there's not specific guidelines on the materials for that. Mr. Martin added so, if it wasn't a rock wall, if it was an addition or something like that, synthetic materials would be acceptable in the Historic District? Ms. Harris replied I think it depends on the details of the project and where it's going. It's hard for me or any of us to give an answer on that without any specifics on what you're proposing. Mr. Martin said like Azeck® on a historic building? Vice Chair Muskat said I think it all depends on the context and on the home in the proposal. It's certainly been approved on other projects in the past. Mr. Martin asked in the Historic District? Vice Chair Muskat and Mr. Vaccarello both replied yes. Mr. Martin said okay, just curious. Mr. Vaccarello further explained I think a lot of it depends on the project and what it's going next to. If you're going to use synthetic materials on an old brick house, that might look a little funny, right? But if you, again, the goal is to keep

it consistent with the Historic District theme. You're not trying to clash. If it blends, yes. Mr. Martin said okay. I'm just curious—stone walls, quarry tile, wood clapboard, Kerdi-Board—I was just wondering what the concept is. If there's not a list of approved materials, that's fine. I think it's a great project. Mr. Vaccarello said thank you.

Ms. Radke asked we allow vinyl, right, in the Historic District? It doesn't always have to be clapboard on a house? Ms. Harris said there's nothing specific about not allowing vinyl. Ms. Radke said okay. There are some houses that do have vinyl if I remember correctly. Board agrees, yes. Mr. Martin asks for clarification—there is nothing that disallows vinyl siding? Ms. Radke replied I think there are some houses in the Historic District that have vinyl siding on their house. I just remember from years past that that was a conversation from one applicant. I believe it's been approved? Ms. Harris confirmed it has been approved on previous projects. Ms. Radke agrees yes, it depends, from project to project. Depending on what it looks like and things like that. Mr. Kelly said I remember in past experience myself, there was discussion it had to be wood—couldn't be metal—so, I was just curious where we're at; where the lay of the land is right now. Ms. Radke reiterated again, it's from project to project. Vice Chair Muskat said there's been so many advancements in the synthetic materials that I think that it's fair to look at them as people present specific materials. Mr. Martin said thank God. I like your attitude. Perfect, thank you. Vice Chair Muskat requests a motion.

MOTION: Ms. Radke moves the Historic District Commission approve the application for the site alteration regarding installation of a retaining wall, walkway, patio, sitting well and fire pit at 42 Church Road, Lot 20-13 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 2 years of the date of the Historic District approval.**
- 2. The applicant shall submit photos of completed work for the file.**
- 3. Due to the project, no additional drainage would be incurred on the abutting properties.**
- 4. The height of the wall is subject to approval of the Building Inspectors Safety Regulations.**

Mr. Vaccarello seconds the motion. ALL IN FAVOR – unanimous. MOTION carries.

Ms. Radke said good luck. It's going to be wonderful.

Other Business:

- 1. Election of Historic District Officers for 2022-2023**

Vice Chair Muskat said I would like to open the first item under Other Business, which is the election of Officers. We're looking for a motion to make a nomination for a new Chair.

MOTION: Ms. Radke moves the Historic District Commission nominate Lisa Muskat as Chair for 2022-2023. Ms. Tope duly seconds the motion. Vice Chair Muskat declines the nomination.

Mr. Vaccarello asked Jillian, do we have any new member applications to look at? Any new interest? Ms. Harris said we have interest but not an application yet. Vice Chair Muskat asked okay Jillian, what is the format now? Ms. Harris asked are there any other nominations?

MOTION: Ms. Tope moves the Historic District Commission nominate Mr. Vaccarello as Chair for 2022-2023. Ms. Radke duly seconds the nomination. Mr. Vaccarello accepts the nomination. ALL IN FAVOR – unanimous. MOTION carries. Mr. Joe Vaccarello is the Chair of the Historic District Commission.

Mr. Vaccarello said thank you. Ms. Harris said thank you, Joe. I look forward to working with you as Chair. Vice Chair Muskat said good job—appreciate it.

MOTION: Chair Vaccarello nominates Lisa Muskat as Vice Chair for 2022-2023. Ms. Radke duly seconds the nomination. Ms. Muskat accepts the nomination. ALL IN FAVOR – unanimous. MOTION carries. Ms. Lisa Muskat is Vice Chair of the Historic District Commission.

Approval of Minutes from Previous Meetings (April 5, 2022).

MOTION: Ms. Radke moves to accept the minutes from the April 5th meeting. Chair Vaccarello duly seconds the motion. ALL IN FAVOR – unanimous. MOTION carries. Minutes have been accepted.

Communications:

Vice Chair Muskat asked Jillian, are there any communications that we need to know about from the staff? Ms. Harris said I have certification signatures for the Amendment that was passed of Regulations last time. I think that's all we have for further communications. Vice Chair Muskat asked do any of the members have any additional comments or concerns for tonight's meeting? Mr. Vaccarello replied this goes to the gentlemen's comments on the floor. One of the things that I've noted over the course of time is we've had some past applicants who have agreed then deviated. And we've kind of just let it slide. I can think of a couple in the last couple of years where we've done that. I know of a couple projects happening right now in the Historic District that I know have not come through the Board. I'm just wondering what is the bite behind not adhering to our standards, not adhering to whatever RSA's or anything like that? I'll call attention to the conversation we had last meeting around the Public Library. It didn't have to come to the Historic District Commission. And I know Chris and I were very confused initially as to why they were presenting it. It was clearly a lot of feedback. But then I heard it didn't even have to go through the Planning Board. I would love to see the RSA that says that the Library, effectively a resident in the Historic District, does not need any sort of approval by the Planning Commission or the Historic Commission to build a parking lot—or anything else for that matter. Ms. Harris said there is an RSA that speaks to governmental land uses. I don't have the number off the top of my head. Mr. Vaccarello said alright. I haven't had a chance to look it up yet, but I know that was one of my questions. Ms. Harris continued I believe in my staff report, it did outline some of the background on that. I can provide further information on that if needed. Mr. Vaccarello continued I think one of the things, when that application does come back next month, we want to be really clear as to what our role is in that. Because people are looking to us to decline it and everything else, and it wasn't our place, right? It wasn't up for a vote. We were simply gathering feedback for the Library Trustees to go back and make an informed decision. I think that's important to have some of this up front because you could tell everybody was thinking of something else, and it wasn't. We just have to be really clear because I think we wasted a lot of time through that. Ms. Tope said yes, it almost caused more problems. You're right.

We couldn't do anything anyway, and then they felt misled that it was a foregone conclusion. We were listening to them and then going to tell them it doesn't matter. Ms. Harris said the Library was gathering feedback and recommendations from the HDC but also from the public. So, it did provide a platform for people to provide that feedback, which I think is important. Ms. Tope said yes, I think you're right, Joe, we'll just announce it and frame it that way and maybe make sure we have that citation to the RSA that the Town has the ability to make decisions even within the Historic District Commission. And that they're just looking for feedback but we won't be voting. We'll announce that at the very beginning. Mr. Vaccarello agreed I think that's really important to frame something like that for next time so it doesn't turn into what it did. Ms. Harris said yes, I agree. Ms. Radke said that it would be strictly recommendations. I'm just thinking outside the box here. Say there was a project coming in the Historic District—a big project—something new and different. I'm just putting it out there. It would come to us, and we would make recommendations and it had to go the Planning Board, our recommendations to the Planning Board would be this, this, or that. So, we recommend stuff. I don't think we can deny something like that. Could we have denied that project? Ms. Harris asked the Library? Ms. Radke said no, if there was a big project coming in, it was in front of the Planning Board, before it got to that level, it had to come to the Historic District, we would make recommendations to the Planning Board based on what we heard and what we saw through that project. We could not deny that project because it had to go to the Planning Board level. Ms. Harris said I will say there are very few projects that come to the HDC that go to the Planning Board because they're mostly in the residential district. Ms. Radke said right—but I'm just saying in case there was. Say there was a big plot of land, and they want to put a store there inside the Historic District, that would have to go in front of the Planning Board. It could be change of use and all those kinds of stuff. It would probably go to the ZBA as well. It would probably go through a few things. I'm thinking outside the box here. Ms. Harris said yes, those recommendations would be incorporated into the Planning Board's decision, of course. But if there was an application that came to the HDC that was not meeting any of the regulations, the HDC could certainly deny that application. Mr. Vaccarello said yes, we've sent people back to redesign or pick different materials and things like that because it just didn't keep with the consistency of the Historic District. Ms. Harris said right. Ms. Radke said well we've done that in the past.

Ms. Tope said back to your original question, I apologize, I'm new. Maybe everyone else knows this answer. You had mentioned what if they do deviate. Do we have authority? What do we do? I know the Town attorneys, I guess, could act. But are there fines? Like, daily fines? Mr. Vaccarello replied that's what I don't know. Vice Chair Muskat said it's interesting, because if we—I believe, Jillian, correct me if I'm misspeaking, but if we don't approve a project, the Building Department won't issue a permit, right, until there's a note from HDC saying we approve and go forward. Ms. Harris replied yes. That is correct. Vice Chair Muskat said in times where we've said we want the right to walk a site for a tree planting and revegetation, I don't know that I've ever seen anything actually come back to us to say was this loop closed. Ms. Harris said the loop would get closed—one of the typical recommendations for conditions is that they submit photos for the file. So, it would come back to the Planning Department and if it deviated, then it would be a Zoning Enforcement action or it would be to come back to the Historic District Commission for an amended approval, if they wanted to do it that way. Vice Chair Muskat said but it doesn't prevent them from getting their Certificate of Occupancy? It doesn't prevent them from moving forward with the project the way they intended to use it, right? Ms. Harris said no, I guess we're talking about different projects because trees wouldn't require a Certificate of Occupancy, but an addition, certainly that would. Vice Chair Muskat said right. Ms. Tope added I thought of it as well, when we looked at the plans on the Cormier project. It looked like the original plan showed a stone wall and then he said well no, it's not stone. It's concrete composite material. The plans are showing more stone. So, when they would get the photos back, and match that, the design we just looked at said

stone, but that's not what he talked about in front of the Commission. I'm not sure we even ... Ms. Harris said I think it said retaining wall. Ms. Tope said well, it showed it later and did show what they intended to use, but on the diagrams at first, those first couple pictures, it said extension of stone wall. It pointed to and said stone wall. Ms. Harris said gotcha. Mr. Vaccarello said after it was clear there was a retaining wall and not really a wall that everybody was going to see, I was less concerned that it was a composite material and that it wasn't going to keep with the stone wall that was already there. Half of it is buried. Ms. Tope said, and he did admit the original plan was stone, and then because of the increasing cost of building materials and the amount of stone needed, they elected not to use stone. Ms. Radke said and that all comes out in our discussion, and the minutes will reflect all of that. But, for an example, if the whole conversation was fieldstone, and all of a sudden a year later we look at it and it's composite, then we have an issue. Because that's not what we discussed. Mr. Vaccarello added or even if instead of that composite stone that he's doing and he just does concrete blocks. That's going to look very different than what was agreed to. Ms. Radke said that becomes a Zoning, I would say he violated. Vice Chair Muskat asked does it become a Zoning issue? Ms. Harris confirms it would become a Zoning Enforcement issue. Ms. Radke said to answer your question, Joe, there is some checks and balances, which is nice.

Ms. Tope said but you mentioned you knew of a few projects that had deviated from the plan? Mr. Vaccarello said yes, and they've come back through. They're in our minutes from previous meetings, so I'm not going to name names and sites here. It's just something to think about—I want to think about for the future. Like, how we handle that because sometimes it almost feels like a rubber stamp, and it shouldn't. Vice Chair Muskat asked Jillian, would we be in the rights of the Town for us to develop a list of materials and sort-of protocols that we would like to see? Ms. Harris said certainly, we can have some design guidelines for anything that you felt was important. Mr. Vaccarello said I think there are paint colors for houses on file, and that's the only one I know of that someone can go look at and choose. Ms. Harris said there are also sign design visuals for signage in the Historic District. We could add to that, certainly. Ms. Radke said sounds good. Mr. Vaccarello said thank you. That's all I had for comments. Vice Chair Muskat said it was good comment. Are there any other question or new topics to bring up? [none] Okay, I'd like to ask for a motion to adjourn.

Adjournment

MOTION: Ms. Radke motions to adjourn the meeting. Ms. Tope seconds the motion. ALL IN FAVOR. Motion carries. The meeting is adjourned at 7:42 pm.

The next meeting of the Bedford Historic District Commission will be on June 7, 2022.

Respectfully submitted by Sue Forcier