

Town of Bedford  
Historic District Commission Minutes  
June 7, 2022

A meeting of the Bedford Historic District Commission was held on Tuesday, June 7, at the Town Meeting Room at BCTV at 10 Meetinghouse Road, Bedford.

**7:00 PM Call to Order**

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

Absent: Lisa Muskat (Vice Chair), John Quintal (Planning Board liaison).

**AGENDA REVIEW:**

Ms. Harris reviewed the agenda.

**MOTION: Ms. Radke moves to accept the agenda. Ms. Tope seconds the motion. ALL IN FAVOR – unanimous. MOTION carries. Agenda is approved.**

**Old Business:**

**Town of Bedford (Applicant & Owner) – Request for construction of a parking lot expansion at the Bedford Public Library, located at 3 Meetinghouse Road & 15 Bell Hill Road, Lots 20-1 & 20-7, Zoned R&A. (At the request of the applicant, this application is postponed to the July 5, 2022, meeting).**

Chair Vaccarello said per the request of the applicant, this item will be tabled, and this announcement will serve as the public notice for that announcement.

**Karen & Bill Wilshire (Owners) – Request for the addition of a covered porch to the front entry of the home, at 1 Chandler Road, Lot 13-46, Zoned R&A (At the request of the applicant, this application was postponed to the June 7, 2022, meeting).**

Chair Vaccarello invited the applicants to come forward to present their application.

**Mr. Bill Willshire states:** Thank you for the time and thank you for understanding the postponement from last month. So, Karen and I are at One Chandler, which is on the corner of Chandler and Bedford Center Road—a cape-style house there. We want to add a porch onto the front of that house primarily for two reasons; one to provide some protection from the elements and also the current steps are very

unsafe—uneven. They're old, historic steps and that's part of the application as well. It's really both safety and looks. This first picture was just what we provided as kind of the inspiration for what we wanted to do to the porch—a few subtle differences to this. This was what we worked through the contractor to look like. A little bit of a touch sketch here, but just trying to put the pictures on the front of the house essentially facing Bedford Center Road on our lot there. With a sketch here, you know, where that would look at approaching from the driveway. They are rough sketches, so I apologize for that. This is the drawing of what the porch would be, so approximately 5' by 6' porch with treks or similar-type flooring on that. White column posts, 8" load bearing columns and then architectural shingles to match the existing shingles on that with ½' plywood under that. Then the ceiling—approximately 8' ceiling to that with obviously the below-grade Sona tube for the support structure. Then the 3 steps leading up to that. I did include this color sample. We're actually going to color match the house. This pure white from Sherman Williams was a close match, but we'll actually color match the siding itself with the exception of the ceiling and the flooring. Again, the part that I circled here or put a thing around is the color of the flooring we chose for the decking for both the porch itself and then the steps leading up to the porch. The rest will be white, again, to match the rest of the porch. One note—I know there was a letter from our neighbor, Mr. Moore, regarding the steps that are historical part of the schoolhouse that's over here. We do intend to keep those. We're going to incorporate those into our landscape. We don't have an exact plan on that yet. That will probably go in the back. But we do have a cleanup crew coming to clean up the yard, and we'll have them move it to the back until we can find a suitable home for them. If, for some reason, we decide that there's not a good home to incorporate, we would first like to offer that to the Historic Society if they want to incorporate that into the building existing. And if not, then the Moore's had expressed some interest as well. But I think our intent would be to integrate them into our landscaping. We haven't really done anything on that yet. That's their side. There's 3 total slabs. Two of the slabs are part of that historic house. The other one was just added later on—same material. It has the... there's a metal railing on the right side as you come up that's been drilled and kind-of included in there. We'll obviously shear that off and take that off.

Ms. Tope said you must have given some thought to what you're going to do with the steps. Do you have—even if it's not sketched out here. Mr. Willshire replied so we have—in the back—there's already an existing—it's a small stone wall with very similar looking steps that go up. Right now, they just go into a forest of weeds and rhododendrons with a step there. So, we're thinking of possibly putting another set of steps on another part of the backyard there. Or, from the driveway up to the backyard, there's a slope there so possibly putting it there, I think. If those don't work out, the other option we had at least for two of them would work is to build them into a bench of some sort. The one slab is pretty thick, so it wouldn't make a natural bench. But the other two would be—they're about 8 inches thick or so—so they make an appropriate bench. Ms. Radke asked what one looks—is it cracked? The top one? Mr. Willshire said I think it's split. It's not a crack. I think it's just a natural split. They're kind of split into several pieces, I think. Ms. Radke said okay, I see what you mean.

Ms. Tefft asked I'm just curious. How did Horace Greeley get roped into this? Actually, he was born in Amherst. That's where he's from. That's where his home is. Did he sort of sign those steps? Mr. Willshire said no, I understand from the previous owners who have done a lot of historical research, he actually went to school there. So, he did spend some of his ... Ms. Tefft added well it was kind of a loose border, I'm sure. North Amherst Road where his house is fairly close to Bedford—very close to Joppa Hill Farm. But it's still Amherst, and I didn't know if we were sneaking some additional taxable property here. Mr. Willshire said no, I don't believe so, but my understanding and I haven't done the research myself, but the Tufts-Moore family did the research. Her father discovered the steps there,

and I guess I think the house had been moved prior to them owning that property or the schoolhouse rather.

Mr. Carter said I did see guttering. What was the plans for gutters? It looks like there's a gutter coming down the front of it. Mr. Willshire said yes, it's just going to be white PVC to match. Mr. Carter said where's that going to run? It looks like it runs right down to the front. Mr. Willshire said run to the front and then run out into the yard just to run away from the foundation of the house. Mr. Carter asked is there gutters existing on the front of the house? Mr. Willshire said there's a small gutter on the existing front door and then on the back door—about a 6-foot gutter that just runs down. In this case they actually—well, there's an extension on them. They run right to the bottom by the foundation and then there's about a 4-foot extension on them that runs out to the yard. Mr. Carter said thank you.

Chair Vaccarello asked are there any further questions? Ms. Radke said I think it will be a nice addition. If it's going to be similar to that picture that you showed, I think it's going to be very, very nice. I have no issues with it, Mr. Chair. Mr. Carter said it would be nice if we had a better plan for the steps in the future. I'd rather not just have them in the backyard. Mr. Willshire said this house is a major renovation, so we honestly haven't been able to bite off the landscaping yet. So, I couldn't come up with a plan. The bathrooms have not been touched since 1979, so we're trying to get those to where they don't look like 1979. The kitchen has not been touched. We haven't touched that. The outside is about 90 percent weeds. We're trying. We just couldn't honestly get to a firm plan. Mr. Carter asked are the bathrooms pink? Mr. Willshire said no, there's no pink. Mr. Carter said that's 1950, okay. Ms. Radke asked shag rugs? Mr. Willshire said no, it's all hardwood floor luckily, and some tile. Mr. Carter said we'll see you on This Old House pretty soon. I'd just like to see something done with those steps to be more recognized. Because they are historical. Have you talked with the Historical Commission yet about maybe moving those? Somewhere where they know where they are and? Mr. Willshire said I have not, no. I think my intent was to put them somewhere that we could either incorporate them or if not then give them to--our last house we left was a 100 year old house and we maintained a lot of the historic character of that and kept stuff and incorporated into projects later. So, I think that was sort of my plan now is to take that and incorporate that. Chair Vaccarello said I think for me the important thing right now is to not dispose of them. As long as they're going to stick around, and you don't lose track of them. I think that's the key. Mr. Willshire said No, we'll move them to the rear of the property, which is where we'll most likely put them long term, but that's all we have firmly planned now.

Ms. Tope asked then how would that work? Would they need to come back if they were going to incorporate the property again or donate them or? Chair Vaccarello said so that was my question. I was not entirely sure on the answer. I think we can make the recommendation to not dispose of them, and I guess if you do come up with a landscaping plan that's significant and changing the structure, then you probably come back and share with us your plan. Ms. Tefft said we're only talking about granite slabs here. We're not talking about--I realize that, you know, little feet went across it, probably for a couple of 100 years. But from everything I've seen and that he's presented to us, he certainly is responsible, and this is not classic antique home and the fact that you happen to end up with three pieces of granite that were probably or likely or possibly these steps to the schoolhouse. I would hate to put my hand on the Bible and swear that they actually were regarding, you know, that would take some pretty strong evidence that I'm sure no longer exists. But I personally was just about to read the draft motion. Mr. Carter said should we get the public first? Chair Vaccarello said hold that thought, yeah, I was just going to say I'd like to ask if the public has any questions and would like to make any comments. Please feel free to take a mic and do so.

**Mr. Richard Moore states:** Sure, I'm Richard Moore, 27 Bedford Center Road. I'm the one that wrote the letter that brought up the issue of the steps. I appreciate the fact that Bill and his family are willing to use that. My purpose was to point out the fact that I think they are historic. And certainly, the previous residents, when they discovered them, felt they were part of the old schoolhouse and incorporated—they treasured it—and incorporated into their house for that purpose. You know, as far as answering a question about Horace Greeley. There's a quote I don't know if you have that. Ms. Tefft replied not only did I read the quote, but I've ordered the book. Mr. Moore said oh! You saw the quote? Ms. Tefft said yes and ordered the book. Mr. Moores said oh OK, yeah. Anyways actually it said it said that he, when the family lived in a place that's no longer there, it's just north of the Bedford Village Inn sort of equidistance between where the one room schoolhouse was on Donald Street and where it was in Bedford Center. He was assigned to go to the Donald Street one, but he preferred to go to the one at Bedford Center because it was larger and generally better taught for his words. So, you know, this famous person went to school there on that lot and these steps came from that—well, we think must have come from the schoolhouse because it was found on the lot and Susan, my wife's father, Colonel Tufts, was thrilled when he found them and got the builder to incorporate it into the into the structure. So anyways actually I think the looks of what's being presented for the new front is good and fine. It looks nice and I appreciate the fact that a new home is being sought for them whether incorporated into the landscaping on the site. It's his to do with as he pleases. If you, if you choose something else, I'm sure the Historical Society would be interested.

Chair Vaccarello said if there are no other public questions, I will close the public portion. Any last questions here? If not, then I would ask for a motion.

**MOTION: Ms. Tefft moves that the historic District Commission approve the application for the addition of a covered porch to the front entry of the home at 1 Chandler Rd, Lot 13-46, as requested by the applicant in accordance with the information submitted as the applicant has provided evidence that demonstrates consistency with the Historic District ordinance and regulations. The approval is 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, and**
- 2. The applicant shall submit photos of the completed work for the file.**

And not part of the motion, but I certainly hope we don't get another two-year COVID plague that'll slow you down. Mr. Wilshire said I agree, thank you.

**Ms. Radke duly seconds the motion. ALL IN FAVOR - Unanimous. Motion Carries.**

Chair Vaccarello said thank you very much, appreciate it. Mr. Wilshire said thank you.

#### **New Business:**

Chair Vaccarello said alright, moving to the first agenda item under new business, the MacMonagle's as an abutter, I need to recuse myself from proceeding over this so Laurie, I would ask that you take it from here.

Ms. Radke said beginning new business, we have:

**John P. and Gerri MacMonagle (Owners) – Request for “after the fact” approval of a 16’ x 16’ Shed, located at 320 Wallace Road, Lot 14-67-2, Zoned R&A.**

If I can ask you guys to come on up to the area up there and go through your application that would be helpful. Ms. Harris said if you want to pull the PDF up, it's the second one down there. Mr. MacMonagle said this is an after-the-fact because it caught us a little bit by surprise. We've been before the Commission before when we did an addition on the back of the house. It was always our understanding that being in the back of the house that the primary concern of the Commission would be public view from the road and the abutters as could be reasonably observed. That was our impression. And for other Historic Districts at least, our familiarity has been it's primarily in the front, but there's always a concern on the abutters. When we went down to the town, we got the permits. We worked with them. And it was always very clear this addition is behind—this shed is behind—the patio which is on the back of the addition we did two years ago. And behind it is basically a drop off of about 10 feet. It goes down to another acre of our property so it's all woods. So, we proceeded. And then we got a letter from the town, it said, you know, you have to come before the town, so it was a little bit of surprise to us, OK?

But with regard to the architectural style, it is wholly consistent with the house and the addition that we have. With regard to the exterior design, the roof shingles are the same--architectural shingles. With regard to the siding—in lieu of the white vinyl siding, this has a special upgrade of board and batten architectural siding. It's a textured siding. It's a composite. The color is chestnut that matches the patio stone. The white trim on the shed—and we have pictures in here—does match the house. The colonial grille pattern for the windows matches the house. It's not visible from the front. We have tree and bush buffers on the sides. On the right side, our neighbor, Frank Robertson, is here. His house is on the right. We are placing trees there. And on the left side, we probably planted no fewer than twelve 10- to 12-foot Fuji Plicatus as well as we're doing a double row behind them. The property on the left side also drops down 8 feet. And so, we're very concerned about our own privacy as well. This is the location of the shed—patios in between. And there's 17 feet from the back of the addition done in 2019 to the shed, and it's 16 by 16. So, it's well within the setbacks. In terms of pictures, this is the style. It's called the Lexington style. Done by Post Woodworking--what's the name of that town?

Ms. Tefft asked are those funny little windows real windows or just decoration? Mr. MacMonagle said They're all real. Ms. Tefft said that little strip of windows is? Mr. MacMonagle said those are windows. Yeah, provides a lot of light in there. Ms. Tefft said oh yeah, it's more visible from the side. Mr. MacMonagle said yeah, exactly, so, and this is the front that faces the patio. Ms. MacMonagle said the doors open in though. Mr. MacMonagle said the doors up, yeah, they couldn't do it on their joint. Ms. MacMonagle clarified they open, and they don't have that outside hardware. Mr. MacMonagle said because that wouldn't go with the house. And the siding is board and batten. They couldn't do that either. Ms. MacMonagle said they couldn't do it picture wise, but it goes this way. Mr. MacMonagle said yeah, right. So, this is it. Board and batten, chestnut color. It's very, very thick composite. And that's all upgraded trim. It's all textured. And you can see the style of the of the windows as well. And another one here someplace. So, this is this is on the left side. So, from the front facing the left. And this is on the right. This is on Frank's side, so there's a just a whole bunch of scrub behind us and it drops off about 10 feet. And we have a berm here where we're going to be doing plantings as well. So, this picture was taken I don't know a month or so ago. Ms. MacMonagle said a while ago because we have the trees over here. Mr. MacMonagle said that's right, so we've got 9 Fuji Plicatus going up here on the right.

Ms. Radke asked was that an addition? So, you have your existing house and then you have this piece right here. Was that an addition? Mr. MacMonagle said that was an addition we did 2 years ago. Ms. Radke said oh OK, I got you, alright. Mr. MacMonagle said that was during COVID, so it was all remote. That's why I'm not familiar with how you guys do this. Ms. Radke said I see, okay. So, it's not an ADU or anything, right Jillian? The shed's not going to be an ADU? Ms. Harris said not that I'm aware. Mr. MacMonagle asked what's an ADU? Ms. Radke replied accessory dwelling unit. Mr. MacMonagle said absolutely not. No.

Ms. Tefft asked is it just what is called a she shed where you go out there and hide? Ms. Radke said hey, it's insulated, so I guess it's going to be something for the... Mr. MacMonagle said I was overruled. It's not a he shed. I found that out. Ms. Tefft said Good luck on that one. Mr. Carter said it might be a place where he might sleep when she kicks him out of the house. [laughter] Mr. MacMonagle said but watch out for the bears. Ms. Radke said well thank you for the presentation. Do we have any questions from the Board if they would like to ask any questions before I open it up to the floor? Hearing none would anyone from the floor like to make any comments? Go ahead. State your name, address for the record, thank you.

**Mr. Frank Robertson states:** My name is Frank Robertson. I live at 324 Wallace Road right next to John and Gerri. When they started this, they kept in contact with me the whole time and I was nosy. I'd sneak and look out the window and stuff. It's constructed really well. It's aesthetically pleasing. It's the first thing I see when I go down my steps in my house every morning to go downstairs. I have no problem with it. I mean, I like it. I wish it was bigger so I could put my riding mower in there. I don't think that's going to happen, but it's very nice. The trees they planted, they'll grow into a nice buffer, and I think it's pretty nice. Ms. Radke said thank you for coming out in support. It's wonderful. Mr. Robertson said yes, no problem. Ms. Radke said anyone else? Great. Hearing no other questions. No other comments. I'd be happy to entertain a motion if there is one.

**MOTION: Ms. Tope moves that the Historic District Commission approve the 16' x 16' Shed at 320 Wallace Road, Lot 14-67-2, as requested by owners, John P. and Gerri MacMonagle in accordance with the plan and photos submitted, dated May 2022 because the applicant has provided evidence that demonstrates consistency with HDC ordinance and regulations, subject to the following conditions:**

- 1. All work shall be completed by the applicant within 2 years. In this case, it has been completed.**
- 2. The applicant shall submit photos of the completed work for the file. Which I believe has been done as well.**

**Ms. Tefft duly seconds the motion. ALL IN FAVOR - Unanimous. Motion carries.**

Ms. Radke said very good. Congratulations. Mr. and Mrs. MacMonagle said thank you. Mr. MacMonagle said thanks, Jillian, for all your advice and counsel.

Ms. Radke turned the meeting over to Chair Vaccarello.

## Approval of Minutes – May 3, 2022

**MOTION: Ms. Radke moves to accept the Minutes for the May 3, 2022, meeting. Ms. Tope duly seconds the motion. Ms. Tefft abstains from the vote. ALL IN FAVOR - Unanimous. Motion carries. Minutes are accepted.**

Ms. Tope reminded the Board to take up the item of moving the July meeting. Ms. Harris said if there are conflicts with July 5th, we can take a vote to change the date. I would suggest the following Tuesday, which I think is the 12th. Ms. Radke asked should we change the whole meeting? Ms. Harris said yes. Chair Vaccarello said rather than just move the applicant? Ms. Tefft said there are a number of reasons for it. Number one is the possibility of not having a quorum. Number 2, it's going to look like we're trying to sneak something by while everybody is at the lake or the beach, and I don't think that's a good idea for a whole bunch of reasons. I think there's enough divisiveness. Ms. Radke said my question was so we're not moving it until August? We're going to move the entire meeting? Ms. Tope added yes, move the July 5<sup>th</sup> meeting to the 12<sup>th</sup>. Ms. Radke said correct. Is that what your request is? Are we sure this room is open? There are no other meetings? Ms. Harris said I will have to confirm that. Mr. Carter said the Zoning Board might meet the second Tuesday. Ms. Harris replied Zoning is on the 19th. Ms. Radke said okay, good. Ms. Tefft said I'm sorry. What's on the 19th? Ms. Radke said the Zoning Board of Adjustment. Ms. Tope said we're seeing about the room. Ms. Radke said we want to make sure this room is available. Ms. Harris said I'll check the calendar. Ms. Radke said that was my concern. I don't mind moving it. I have no problems. Chair Vaccarello said one thing I want to make sure we're clear on as a Board on that particular topic. The library is not open for a vote. There's no motion to carry. Ms. Tefft said I understand. Chair Vaccarello said yeah, so it's really for public information, and having the updated plan and if they're still open to feedback that's an option. But from our perspective, we're not voting on it one way or the other, so I just want everybody to understand that. Ms. Tope said I'm fine either way. I can make it on the 12<sup>th</sup>, but I think Elaine's point was that the public may not be able to come. Chair Vaccarello said yes, it's a fair point. Ms. Tefft said they have no shot and frankly, because notice to the public and the abutters was so late in coming, and so incomplete that it did not make friends. Ms. Harris said so I would suggest that we don't talk about the application right now. Just the meeting date. It looks like the 12th is open. I don't see anything else scheduled. Ms. Tefft asked so can I pencil it in? Ms. Harris said we should take a vote if you're going to change the meeting date. Chair Vaccarello said I would like a motion to change the July meeting date from the scheduled 5th to the 12th, which is the following Tuesday.

**MOTION: Ms. Radke moves the Historic District Commission meeting for July 5th be rescheduled to July 12th. Ms. Tope duly seconds the motion. ALL IN FAVOR - Unanimous. Motion carries. So moved.**

Chair Vaccarello said so as far as other business, I have one other item I want to discuss and that's actually the MacMonagle's application and the whole after-the-fact thing. Because the people that issued the building permits, obviously Terry and crew, same thing happened to us when we built the barn on our property. Wayne and Terry didn't know that it had to come before the Board, so we sat very similar to the MacMonagles and did the same thing. So, I'm overall concerned, right? How are we missing a step in the process? It seems like I can think of two occasions now where that's happened, so that's more my concern. I mean, people come and present and you know, we get through it. Should happen on the front side. I don't know how we go about doing that, but that was one of my concerns as I thought about it sitting in the audience. It gave me a second to think. I was there 3 years ago. Ms. Radke asked when you moved to the Historic District, did you get any paperwork from the town stating that you are now in Historic District? Any changes—maybe we ought to do something like that. I don't

know. Ms. Harris said we do have a letter that goes out. Chair Vaccarello said I was going to say—and to be fair, when we moved in, I mean six, almost seven years, six years ago, yeah, it was. I don't remember. We probably got lots of different things. We got a welcome pack and welcome to the neighborhood, right? But we're already in town. It's an in-town move so we kind of disregard it a lot because we have been here 22 years so didn't really think much of it. Ms. Tope said but the building permit—if you're going to get a building permit—you have to come before the Historic District Commission. We should have some process. We should tell them. Ms. Harris said we work together pretty closely. I was surprised that it was overlooked in this case.

Ms. Tefft said but you also have to face the fact that there are people who have been doing building for years and years and years without permits, without going through the Historic District, without doing anything according to the rules. Unfortunately, you know, you can't enforce laws selectively. It has to be uniform and there has to be some kind of sense among the people in town that everybody is, in fact, created equal. Chair Vaccarello said yeah, so to that point, people that go building without permits—whole separate conversation. These are 2 examples of somebody who actually went and got permits.

We went and got a permit. We talked to them. We did all this stuff and then they skipped right? Ms. Tefft said I think that I think this guy I'm thinking of may have gotten a couple of permits, you know, nudge, nudge, wink, wink. Could you sign this please? Ms. Tope said yeah, because this one said he went in January 2022 and got the permit for the shed. Chair Vaccarello added and they absolutely... Ms. Tope said open post COVID then. Ms. Radke said so that was a miscommunication with the permit technician probably didn't give... Ms. Tefft said and also could have been a typo. Could have been 21 instead of 22. Ms. Tope said he reaffirmed that it was new. Chair Vaccarello said and they did come before the Historic Commission when they put it in. We were on a Zoom. So, this is the first time in person, but I was on that Zoom when they did their application before.

Ms. Tefft said which brings me to a question. The idea is to try, you know, it's easier to comply with rules if there's some effort made to accommodate the skills of the people who are trying to do the things. I've got to tell you right now, there are people who don't know how to use Zoom and can't use Zoom. There are people who don't have iPads and iPhones. And in case anybody is wondering whom I'm referring to, you're looking at her. And I have missed some very important meetings because I don't have the skills or the equipment to do that. And I think hopefully, the odds are not in my favor, but it would be nice if we didn't have the seriousness of the COVID and all of all of the other problems that we're encountering right now. But when you run into those, and you have to try to go into digital or a whole new—a meeting is not a meeting when you're talking to a television screen. You know, it's just very difficult and it has to be a comment. How do you accommodate people like that? Non-skilled digitally people? Ms. Radke said Elaine, I don't think we're going in that direction. Fortunately, we're past that. We had to have Zoom meetings when we were in the height of COVID. We couldn't open the building. Unless there's another pandemic coming our way, thank you, I don't believe we're ever going to do that where all our meetings are going to be through Zoom. Ms. Tefft said in real in real life. I just want to make it easy for people to follow the rules as opposed to, you know. There's no point in somebody emailing me after 10:00 o'clock in the morning, because I'm not going to see it till the following morning. So, if it's an emergency, I have telephones. And I just do Zoom because I don't get to say it often and I've never used it. Ms. Radke said hopefully we won't have to use it. Hopefully we don't have to go down that road again.

Chair Vaccarello said yes, but circling back to the topic at hand, which, is just when something does go through, when someone does follow the process and then the Historic District gets the fact that they sit

in the Historic District and it doesn't come before the Board because they weren't told—you didn't know you needed to. I mean, he said, we thought it was behind his house, so it didn't need to be there. In our case, we weren't told at all, so we didn't do anything. So, we just have to make sure we have some sort of check there. I don't know what the answer is. Ms. Tefft said maybe the Welcome Wagon. Ms. Harris said well, that's me. Ms. Tefft asked are you serious? I need some of those little jar openers. Ms. Radke said the Building Department just needs to have a list. Ms. Harris said I was going to say maybe it's a checkbox on the building permit itself? Chair Vaccarello said that would be perfect. Ms. Harris continued are you in the Historic District? So that it's right at the beginning. Chair Vaccarello said I love that. That's great. Ms. Radke said that would solve the problem.

Ms. Tefft asked have they enlarged the Historic District recently? Ms. Harris said no. Ms. Tefft continued it's always been that big? Ms. Harris replied it's always been that big and, in fact, it was downsized at some point. Ms. Tefft said really? Ms. Harris said yes. Ms. Radke asked do we want to make it smaller? Ms. Tefft asked uh, do I get to pick what's excluded? Ms. Harris said I think that's a big conversation for another time. Chair Vaccarello said I would rather not have that conversation at this Commission if that's alright. I think that's left to the Planning Board. Ms. Tefft said I just like the old-fashioned maps. And by the way I think I deserve a gold star because I didn't say to those people about, you know, how can Horace Greeley say "go West young man, go West," when he went East from Amherst to Bedford? So, he obviously is not one to be taken seriously. So, I want to get points for not saying that. Ms. Radke said he came here for the schools.

Ms. Tope said I think the point you brought up, too, I think we can solve with the application for the building permit that issue. The separate issue that we discussed a little bit at the end last time was this said you were cases where people didn't know and tried to do the right thing went and got the permits and there's the people who just do what they want. Which is an entirely different conversation. Chair Vaccarello said right, they don't go to Julian. They don't go to Terry's office and get a building permit at all. They just do their own thing and then hope no one says anything. I can't fix that one just yet, other than what the bite looks like, right, down the road. We talked about that. But I do like the idea of the checkbox on the building permit. I think that's a great idea, Jillian. Jillian said I'll talk to Matt and Terry, and we can work on it. Ms. Tefft asked and what about telling realtors, too, alerting them? Ms. Harris said that would be a big job, but I could think about how to do that. Ms. Tefft said they have conventions in very nice places, I hear. I don't drink myself. I'm sure they have ginger ale for people. Ms. Harris said I'm sure they do. Ms. Tope asked well, is it mentioned in the description in the deed or not? Ms. Tefft said no. Chair Vaccarello said I think they tell you, but I don't think anyone knows. Having moved to the Historic District. Ms. Tefft said it's not in my deed, mainly because it hadn't been invented when I bought that house. Ms. Radke said I can't imagine it being in the deed. Chair Vaccarello said no, I think it's simply a matter of knowing what you need to do and following the rules, right? If you're following the rules, let's make sure they get all of them. And I think the building permits are perfect. Ms. Radke said it's a great idea.

Chair Vaccarello asked any other new business?

Mr. Carter said Mr. Chairman. Thank you. I just want to remind everyone that the New Hampshire Gives Day of 24 hours has started at 5:00 o'clock. And that the Bedford Historical Society and the Steven Boswell Community Center, it's a time over the next 24 hours to donate to New Hampshire Gives and that if you'd like to donate to New Hampshire Gives, and especially toward the Steven Boswell Community Center, that's what's going on right now. It started at 5:00 o'clock this evening and it goes to 5:00 o'clock tomorrow. Obviously, there's a lot of talk about how great that facility is once it gets

done. Best way to do that is to help them raise money to get that work done on that property. So, if you're out there and you can give a little bit, this will help us move further along to get the Steven Boswell Community Center up and running. Chair Vaccarello said thank you for that heads up. Appreciate it. That's great.

Chair Vaccarello asked any other business? OK, great, let's move on to staff communications.

**Communications:** None.

**MOTION: Ms. Tefft moves the Commission adjourn. Ms. Tope duly seconds the motion. ALL IN FAVOR - Unanimous. Motion Carries. Meeting is adjourned at 7:43 p.m.**

The next meeting of the Bedford Historic District Commission will be on July 12, 2022.

Respectfully submitted by Sue Forcier