

TOWN OF BEDFORD
HISTORIC DISTRICT COMMISSION MINUTES
August 4, 2020

A meeting of the Bedford Historic District Commission was held on Tuesday, August 4, 2020 via the Zoom meeting platform.

Present: Christopher Allen (Vice Chair), Charles Fairman (Planning Board Liaison), Phil Greazzo (Town Council Representative), Lisa Muskat (regular member), Steven MacDougall (alternate member), Mark Connors (Assistant Planning Director, Staff liaison), Rebecca Hebert (Planning Director)

Absent: Theresa Walker (Chair), Judy Perry (regular member), Lori Radke (Town Council Alternate), Janet Tamulevich (regular member), Joe Vaccarello (alternate member)

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

Mr. Allen, acting as Chair in the absence of Ms. Walker, called the meeting to order at 7:00 pm.

Chairman Allen appointed Mr. MacDougall as a voting member for tonight's meeting.

Chairman Allen read an opening statement: Due to the Coronavirus crisis and in accordance with Governor Sununu's Emergency Order #12 pursuant to Executive Order 2020-04, the Bedford Historic District Commission is authorized to meet electronically. This meeting is being conducted using the Zoom platform. All members of the commission have the ability to communicate with each other during the meeting and the public has access to listen and participate by dialing: 1-929-205-6099 and entering the meeting id: 95238386670 and password: 995711. Instructions regarding remote access to the meeting have been published in advance and are available on the Historic District Commission's agenda which is posted on the Town's website. There is no physical location for this evening's meeting which is permissible pursuant to the Governor's emergency order. The Town of Bedford is providing public access to the Zoom meeting by telephone, and the meeting will also be broadcast live on BCTV's Channel 22. Members of the public may email staff at planning@bedfordnh.org to ask questions during the meeting or notify us of any technological issues. Planning staff will be checking that email throughout the meeting. If you have joined the meeting using Zoom you may also ask questions when the Chair opens the hearing for public comment through your phone connection. All votes this evening will be taken as a roll call vote. If there are technical issues during the meeting, the Chair will recess the meeting and we will try to correct the problem. If the issue continues, the application will be postponed and the meeting will be adjourned.

Mr. Connors reviewed this evening's agenda.

MOTION by Mr. Greazzo to accept the agenda. The motion was seconded by Mr. Fairman. Roll call vote taken – all in favor. Motion carried 4-0.

II. Old Business:

1. **Olivia Magueflor-Dugan (Owner)** – Request for approval to replace all windows at the residence at 34 Meetinghouse Road and to pave an existing driveway, Lot 21-43, Zoned R&A. *Tabled from the July 7, 2020 meeting*

The group viewed photographs of the historic windows and replacement windows on Ms. Magueflor-Dugan's home which were taken during the Historic District Commission's (HDC) site walk on July 16, 2020.

Ms. Magueflor-Dugan explained that on the main building there are 6 windows that she would like to have restored, and 5 windows at the back of the building she would like to replace. She would also like to pave the existing driveway per details provided to the HDC.

Q: Chairman Allen asked if a 24x15 area (indicated by dotted line on the submitted drawing) which is located off the main driveway would be paved.

A: Ms. Magueflor-Dugan indicated that is accurate.

Chairman Allen indicated that Ms. Magueflor-Dugan would also like to restore the historic windows on her home that the HDC viewed during the site walk and replace the other windows in the home.

Chairman Allen opened the floor for questions from member of the commission.

Q: Mr. MacDougall read over the quote and asked if the historic windows were to be reglazed.

A: Ms. Magueflor-Dugan said this is correct.

Q: Mr. MacDougall asked if we've held other historic homes in the historic district to the standard of restoring historic windows as opposed to putting them in safe care and replacing them with more modern windows?

A: Mr. Connors said it varies depending on the application. He thinks what is proposed in the quote are perfectly acceptable in terms of preserving the historic windows.

Mr. MacDougall noted that the amount on the quote seems like a very high price to pay to restore windows. Mr. Fairman indicated that he has served on the HDC for quite a while and noted that the HDC has almost universally accepted replacing windows in historic homes throughout the district. There have been a number of them over the years. He knows of no place we have refused to allow someone to replace a window and required that they restore them.

Mr. Connors noted that at the Burleigh House on Bedford Center Road and Ministerial Road a request had been made to replace historic windows with modern windows about 5 years ago and the HDC did not approve that and denied the application.

Mr. Fairman indicated the Burleigh House ruling occurred before his time on the HDC but seems to have been a completely different circumstance. He indicated he had missed the last HDC meeting and the site walk on Ms. Magueflor-Dugan's property so he is a little "late to the game"; but frankly, was surprised to see that restoring windows and putting storms on was being discussed rather than allowing the double pane energy efficient replacement windows. He can tell you from experience at his own old home that energy efficiency is so important and new windows are a lot better.

Mr. Connors indicated that the applicant changed the application to ask for complete replacement of the replacement windows, and restoration of the historic windows. The HDC did not require that of the applicant. The applicant asked to do that.

Mr. MacDougall said if that is the desire of the applicant, then he is fine with that. He wasn't sure if the HDC was putting the burden on her, but if it is her own choice he feels she should be able to do what she wants. He feels \$12,000 is quite a burden to restore 6 windows when it costs \$500 - \$800 apiece for a high-quality replacement window, but if it is the applicants choice to restore the historic windows, he admires her for it.

Mr. Connors indicated that the HDC can only approve applications, not make the applicant do anything; so, if she wants to only do part of it (the storm windows which have a much lower quote) for now – she could do that and come back later to do the restoration of the windows. It is up to the applicant how to approach doing the work.

Ms. Magueflor-Dugan indicated the most important issue she is having is making sure her home is insulated and that the windows are energy efficient. That is the #1 priority and why she wanted to replace the windows. If it is possible to restore the original 6 windows, then she would go that route. She is surprised with how much it costs but is in the process of finding other restorers to see if she can get a better price than what she originally received. She's only received one quote on the window restoration so far and would like to look for more cost quotes. If it turns out to be the standard price she might think more about it.

Q: Ms. Muskat thought she saw in the notes that if Ms. Magueflor-Dugan does seek an alternative manufacturer to restore the windows that she was going to provide the HDC with details to review.

A: Mr. Connors indicated the way the condition is written in the Staff Report is that she would have to provide the Planning Department details and they could sign off on it and the applicant would not have to come back to the Historic District Commission.

Mr. Greazzo had no additional questions.

Chairman Allen opened the floor for questions or comments from the public. Mr. Connors indicated that no members of the public were on the phone and he had not received any emails either.

Chairman Allen reminded everyone that this application is a continuation from the July 7, 2020 Historic District Commission meeting and members took a site visit and are very aware of the application at this point and what the request is; but he gave one last opportunity to the commission members to make any comments. There were none.

He asked Ms. Magueflor-Dugan if there was anything else she felt had not been addressed and that she would like to bring up. Ms. Magueflor-Dugan had nothing further and said she felt like replacing the windows and repaving of the driveway had already been discussed.

MOTION by Mr. Fairman that the Historic District Commission approve the improvements requested by the applicant, including the paving of the driveway, restoration of six historic windows on the residence, installation of six storm windows and the replacement of all other windows at 34 Meetinghouse Road, Lot 21-43, Zoned R&A, as requested by the applicant in accordance with the information submitted, because the applicant has provided evidence that demonstrates consistency with the HDC ordinance and regulations, subject to the following conditions:

- 1. The applicant shall obtain a driveway permit from the Bedford Department of Public Works.**
- 2. Prior to the start of work, the applicant shall provide details for the proposed historic window restoration after a contractor has been identified.**
- 3. Within 30-days of the Historic District Commission approval the existing shall be relocated so that it is in conformance with the zoning ordinance, or the applicant shall apply for a variance from the Zoning Board.**
- 4. All work shall be completed by the applicant within two years of the date of the Historic District Commission approval.**
- 5. The applicant shall submit photos of the completed work for the file.**

The motion was seconded by Ms. Muskat. Roll call vote taken – all in favor. Motion carried 4-0.

Ms. Magueflor-Dugan indicated the camper had already been removed and is no longer on the property.

III. New Business:

- None

IV. Approval of Minutes from Previous Meeting - July 7, 2020

MOTION by Ms. Muskat to accept the July 7, 2020 minutes. The motion was seconded by Mr. MacDougall. A roll call vote taken – all in favor. Motion carried 4-0.

V. Communications:

There were no communications, but Mr. Connors made an announcement that we are finishing up work on the master plan and there is a master plan program that will be airing in the next week or so on BCTV describing the plan. Please keep an eye out for that. The plan will also be discussed with the commission members.

Mr. Fairman asked if there would be another chance for Planning Board members to review the master plan. Mr. Connors said if Mr. Fairman had any comments that had not already been submitted now would be a good time. Mr. Fairman didn't think we had seen anything since the draft of the master plan. Mr. Connors said that we don't have an updated plan and believes that the consultant is working on that for us. We should have something new soon and a reply to comments already received. The Planning Board will ultimately have to adopt the master plan, so it will definitely be going back before the Planning Board for review.

VI. Members Comments and Concerns:

- None

VII. Adjournment:

MOTION by Mr. MacDougall to adjourn meeting at 7:25 pm. The motion was seconded by Ms. Muskat. Roll call vote taken – all in favor. Meeting adjourned 4-0.

Respectfully submitted,
Tiffany Lewis