

**TOWN OF BEDFORD  
HISTORIC DISTRICT COMMISSION MINUTES  
September 4, 2018**

A meeting of the Bedford Historic District Commission was held on Tuesday September 4, 2018 at the Bedford meeting room, 10 meeting house road, Bedford, NH. Present were: Theresa Walker (alternate), Catherine Rombeau (Town Council liaison), William Granfield (regular member), Janet Tamulevich (Chairperson), Charlie Fairman (planning board liaison), Rebecca Durrell (board member), Karen Elmer (planning liaison).

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

Chairwoman Tamulevich called the meeting to order at 7:00 pm.

**MOTION by Mr. Granfield to accept the agenda. The motion was seconded by Ms. Durrell. Vote taken – all in favor. Motion carried.**

**II. New Applications:**

1. Diane Vaccarello (Applicant), Joseph & Diane Vaccarello (Owners) – Request for after-the-fact approval to construct a 40' by 24' barn on the rear of the property at 316 Wallace Road, Lot 14-67, Zoned R&A.

Mr. and Mrs. Vaccarello came to the meeting to request the acceptance of a shed row barn they have built on their property. Along with the shed row barn the owners are asking they be allowed to put up fencing in different areas of the property for the animals they have. The original permit for the structure was approved by the building department in error due to the home owners not being aware of the historical aspect of the property.

Mr. Granfield asked if the electric fence would be safe if someone were to wander on to the property. Mrs. Vaccarello responded with the electric fence would have signs posted and would not be at high enough level to hurt a person because the animals they have would not need it at a very high level.

Chairwoman Tamulevich asked what the three board fencing would be made out of to which Mrs. Vaccarello responded the posts would be made from wood and the fencing would either be wood or vinyl. The property is 3 acres and there is existing wire fencing on the Wallace Road side of the property where there was a tennis court. One of the fenced in areas would be where the tennis court is and would be the same size and would be fenced with the 3 board fencing. The electric fence would not be any larger than the 3 board fenced area and would be located at the back of the property behind the barn area. The wire goat fencing would be located to the left of the pool near the barn area to help clean up the overgrown vegetation. The fencing on the road side would not be totally visible due to a tree buffer. The barn roof is partially visible to the road.

Ms. Elmer asked if trees would need to be removed for this work. Mr. and Mrs. Vaccarello responded that they plan to use some of the trees to actually tie off animals to if they need to brush or wash them so there would be no need to remove any trees for the fencing to be put in.

**MOTION by Ms. Walker to approve the installation of a 24x40 ft. barn and both permanent and temporary at 16 Wallace Road Lot 14-67 as requested by the applicants 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:**

- **All work should be completed by the applicant within 2 years of the date of the Historic District Commission approval**
- **The applicant shall provide a manufacturers detail including materials for the three board fencing proposed**
- **No fencing shall be installed on the front setback of the property – 35 feet from Wallace Road and 25 feet from all other roads**
- **The applicant shall maintain trees and existing vegetation along the Wallace Road frontage to maintain a visual buffer from the road**
- **Applicant shall submit a plan to the Planning Department showing the areas of the property where fencing shall be installed**
- **Applicant shall submit photos of the completed work for the file**

**The motion was seconded by Ms. Durrell. Vote taken – all in favor. Motion carried.**

Ms. Elmer questioned if the board would like the applicant to use vinyl or wood and all members agreed that it would be up to the homeowners.

2. Paula R. Pease Revocable Trust (Owner) – Request for approval to replace a 12’ by 12’ aluminum and plexiglass sunroom with a wood-frame screen porch at 30 Bedford Center Road, Lot 13-57, Zoned R&A.

Mr. Pease came to the meeting to request to remove a sunroom on the back of his home. He plans to replace the sunroom with a wood frame three season screen porch the same foot print as the existing structure. The structure will be an extension of the home tying into the same roof line and using the existing deck as the foundation, due to the septic and leech field be under the deck.

**MOTION by Catherine Rombeau to approve the replacement of a sunroom with a wood frame screen porch at 30 Bedford Center Road lot 13-57 as requested by the applicant in accordance with information submitted because the applicant has provided evidence that demonstrates consistency with the historic district commission ordinance subject to the following conditions:**

- **All work shall be completed within two years of historic district commission approval date**
- **The applicant shall submit completed work photos for the file.**

**The motion was seconded by Ms. Durrell. Vote taken – all in favor. Motion carried.**

### **III. Old Business:**

Election of Historic District Commission officers:

The Commission was informed that Janet Tamulevich agreed to be chairwoman for another year and Judy Perry agreed to be vice chair.

**MOTION by Chairwoman Tamulevich to approve Janet Tamulevich for the Chairwoman position for one more year. Vote taken – all in favor. Motion carried.**

**MOTION by Chairwoman Tamulevich to approve Judy Perry for the Vice Chairwoman position for one more year. The motion was seconded. Vote taken – all in favor. Motion carried.**

IV. **Other Business: None**

V. **Approval of Minutes – July 11, 2018:**

**MOTION by Ms. Rombeau to accept the minutes. The motion was seconded by Mr. Granfield. Vote taken – all in favor. Motion carried.**

VI. **Communications: none**

VII. **Members Comments and Concerns:**

Ms. Elmer reminded everyone about the kick off for the master plan Thursday September 13, 2018 6:30 pm – 8:00 pm at the Manchester country club. She encouraged everyone to attend.

VIII. **Adjournment:**

**MOTION by Ms. Walker to adjourn meeting 7:50pm. The motion was seconded by Ms. Durrell. Vote taken – all in favor. Motion carries.**

Respectfully Submitted

Kayla Chase