

Town of Bedford
Historic District Commission Minutes
September 6, 2022

A meeting of the Bedford Historic District Commission was held on Tuesday, September 6, at the Town Meeting Room at BCTV at 10 Meetinghouse Road, Bedford.

7:00 PM Call to Order

Present: Lori Radke (Town Council Representative) (Acting Chair), Kelly Tope (member), William Carter (Town Council alternate), Elaine Tefft (member), Jillian Harris (Assistant Planning Director).

Absent: Joe Vaccarello (Chair), Lisa Muskat (Vice Chair), Steve Clough, (Planning Board liaison).

Ms. Radke opened the meeting stating welcome to the September 6, 2022, meeting of the Historic District Commission. I'm Lori Radke, I'm the Town Council Representative, and I am now chairing this meeting as our Chair is not able to attend today.

AGENDA REVIEW:

Ms. Harris reviewed the agenda.

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

Old Business: none

New Business:

Item 1: Gladys M. Moore Trust II, James M. Doherty, Trustee (Owner & Applicant)—Request for window replacement, located at 76 Bedford Center Road, Lot 20-3, Zoned R&A.

Acting Chair Radke stated I'd like to open the first item on the agenda under new business. That would be 76 Bedford Center Road. At this time, I'd like the applicant, if they're here, to come up and present their application.

Mr. James Doherty: Hi, good evening. I'm here to replace the windows at 76 Bedford Center Road with a very similar design in the existing windows as shown in the application. Paul Mansback will be doing the work. He's very conscientious, has a lot of attention to detail. I believe Miss Harris' summary of the proposal is accurate in its description, and I have nothing to add to it. Acting Chair Radke said very good. Thank you for that. At this time, are there any questions from the Board?

Ms. Tefft replied oh yeah. Hi. According to paragraph Roman numeral III of the staff report, it says that the historic 6 over 1 grid pattern. When they say historic, that's kind of a loose word. Exactly when do those windows date from? They look to me like 20th century windows. Mr. Doherty asked the existing ones, ma'am? Ms. Tefft stated right. Outside ones. Mr. Doherty replied I don't have an answer on what year they were installed. Ms. Tefft continued well, no. What year they were made? Any information about them at all? Mr. Doherty replied we did do a visual inspection of the frames and there wasn't any obvious indication of what year they were manufactured. Ms. Tefft stated they don't date windows. They're just windows. So, you have no idea. Why would you say there were historic 6 over 1 grid patterns then? That's not historic, unless it really is historic, and there's very little 20th century historic windows on an 1840 house. Mr. Doherty stated that may be an error. Ms. Tefft replied so, I can cross off historic then? OK. You are not planning to touch the exterior windows? Mr. Doherty replied that's correct. Ms. Tefft continued you're only going to change the interior windows. So, you're going to be the only ones seeing the really nice new windows you're planning to put in instead of those. I mean, they're not going to be visible to anybody but people inside the property is what I'm saying. Is that correct? Mr. Doherty replied they would be visible through the storm window. Ms. Tefft asked how close would you have to get to be able to see them? My recollection of your house is it's not near the street. Mr. Doherty replied well, it's about 30 feet from the street. I guess it would depend on how much light is reflected out the storm windows and how much interior light there is. Ms. Tefft continued I'm just curious why you're here, because it seems to me that the Historic District only cares about what you do to the exterior of the property, not the interior. Ms. Harris clarified it includes window replacement. Ms. Tefft asked interior window replacements? Ms. Harris replied yes. Ms. Tefft continued but don't you have to have historic windows to begin with? Ms. Harris explained well, he's indicated that he doesn't know when they're from, so the date is typical... Ms. Tefft replied you can't say historic if you don't have any information. I'm just curious. I mean, there must be some parameters here. Ms. Harris stated based on when that addition was put on is when we would indicate... Ms. Tefft asked when was the addition put on? Ms. Harris replied around 1910. Ms. Tefft continued yeah, that's a 20th century window. That's not historic. It's not modern, but it's not historic. I think we're being awfully—it's almost like we're looking for, you know, for something to do, and I'm frankly not looking for something to do. I think what you're doing is going to be a much better view for you, and I don't think you're going to do any damage to the exterior view, frankly, because it's not an old window. It's not historic, you know? And I'm glad to know that you recognize—is your house really 1840? Mr. Doherty replied that portion of the home—I'm led to believe it is. Ms. Tefft asked who led you? Mr. Doherty replied the previous owners and a description in a book on the Town of Bedford. I'm not from Bedford, ma'am. Ms. Tefft continued asking and you never looked it up in the Town history, so you were just taking—you basically believed the real estate guy? I mean I don't mean to demean real estate salesman, but... Mr. Doherty replied it wasn't really the primary variable when I was shopping for a home. Ms. Tefft asked it was not the deciding factor? Mr. Doherty replied no. Ms. Tefft stated well, thank you for improving the house in the middle of Town. Mr. Doherty replied you're welcome.

Acting Chair Radke asked are there any other questions from the Board? Are there any questions from the audience? Very good. Hearing none, I don't know if the Board has an intended motion.

MOTION: Ms. Tefft moved that the Historic District approve replacing the interior windows.

There was a lengthy discussion on the wording of the motion. Ms. Tefft stated I move we approve his replacing the interior windows. Ms. Radke asked you're approving the replacement windows as presented on 76 Bedford Center Road, Lot 20-3, correct? In accordance with the information presented. And because you've provided consistency with the Historic District regulations and ordinance subject to

the following conditions. Do you mind if I add those? Ms. Tefft stated if you add those conditions, I'm voting no. I don't see any reason to force him to, you know, to give us for public record photographs of the interior of his house once he's done the work. I think he's more than done due diligence. He's bent over backwards. He's tried to agree and not question, and God bless you. Acting Chair Radke replied I think that's our typical policy to ask that applicants submit some photos after an application is submitted. So, I'm going to add that and certainly make your choice and all work is completed by the applicant within 2 years of the date of the Historic District Commission approval. Ms. Tefft stated I apologize, but I'm going to vote no. Chair Radke continued and finally, the applicant shall submit photos of the completed work for the file. So, I believe that is the motion. Ms. Tope asked so, who made the motion? Acting Chair Radke stated [to Ms. Tefft] you're making it and I'm just amending it, adding that to it. You started the motion. Ms. Tope said I'll second it. Ms. Tefft replied I'm sorry, what? Acting Chair Radke replied you made the motion. I just amended that. Ms. Tefft replied oh, so first you have to vote on the amendment. Acting Chair Radke said OK. So, would you like to vote on the amendment? All those in favor of the amendment? Ms. Tope votes aye. Acting Chair Radke votes aye. Ms. Tefft said no. What is he voting? Mr. Carter said I don't get to vote. I'm an alternate. Acting Chair Radke said it's just the 3 of us. So, the motion passes for the amendment. Ms. Tefft said as Chair, you shouldn't even be voting. Acting Chair Radke said I'll have to. Ms. Tefft replied you don't have to. Acting Chair Radke said well, I should, I could. Ms. Harris clarified she is a voting member. Ms. Tefft said yeah. According to Roberts rules, the Chair doesn't vote except to break a tie. Acting Chair Radke said well in this case, I'm going to vote. I have to. OK, so I'm voting in the affirmative.

And now the second motion on the table is for the original motion. Ms. Tefft stated you mean the original motion, not the second motion. Chair Radke clarified with the amendment. The motion with the amendments. The amendment has passed and now the motion is—do you want to read the entire motion? Ms. Tefft replied no, but if your amendment is tagged on, that's all I need to know. Chair Radke said it is tagged on. Ms. Tefft replied got it. Chair Radke asked all those in favor of the motion? Ms. Tope asked which one are we on? So, we want him to have his windows right, but he has to submit photos, OK. Chair Radke replied let me read the entire motion. How's that? I'll read the entire motion. Ms. Tefft said this is the silliest thing I've ever heard in my life. It's a violation of his privacy. It's mean, frankly. Chair Radke said Elaine, this is the policy. This is our Historic District policy. Ms. Tefft said well maybe that needs to be—that makes no sense. First of all, somebody inserted historic. It was not he. Chair Radke said OK. I'll tell you what. Let's finish this application. This gentleman took time out of his schedule to come up here, so let's finish this so that he... Ms. Tefft stated I took time out of my schedule to sit here needlessly. Chair Radke replied I get that. I understand that, but let's move on. Let's get this one done and then we can talk about this afterwards as far as if you feel like changing some of the guidelines. We can do that moving forward, but right now, let's just get this done. I'll read the motion one more time.

MOTION: Ms. Radke amended the motion moving that the Historic District Commission approve the request for the replacement windows as presented at 76 Bedford Center Road, Lot 20-3 in accordance with the information presented by the applicant, because the applicant has demonstrated consistency with 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 submit photos of the completed work for the file.**

Ms. Tope duly seconded the motion. Roll call vote was taken. Motion passes 2 – 1 (Voting YES: Ms. Tope, Acting Chair Radke; Voting NO: Ms. Tefft).

Acting Chair Radke said alright, congratulations. Mr. Doherty said thanks.

Item 2: Marc P. Tessier, Jr. and Christina N. Young-Tessier (Owners & Applicants) – Request for installation of an above-ground pool, located at 45 North Amherst Road, Lot 20-64-3, Zoned R&A.

Acting Chair Radke stated I'd like to open the second agenda item under new business, 45 N Amherst Road. Is the applicant here, available to present their application?

Mr. Marc Tessier: Hi, my name is Marc Tessier. We're looking for a permit for a 15 by 30 oval pool behind our garage on 45 North Amherst Road. Acting Chair Radke said very good. Thank you. Are there any questions from the Board? Ms. Tope asked are there any more pictures on this or is that the only one? Mr. Tessier replied so, we did a bigger picture of which pool, pictures from the house from the road. Ms. Tope replied OK. So minimal visibility from the road? Mr. Tessier replied yeah. Mr. Carter asked Is there any visibility from neighbors? Mr. Tessier replied in the back. We have some trees in the back as well as the people straight behind us have a pool with I think it's a 6-foot white vinyl fence around. I think theirs is an inground.

Ms. Tope asked Jillian, did we get anything from the abutting property owners? Ms. Harris replied I did not get anything official from abutting property owners. I had some inquiries with questions, but nothing to forward to the Board. Acting Chair Radke asked have you heard from the abutters? Mr. Tessier replied we have one abutter here tonight, and then the people that live next to us, we talked to them as well. Ms. Tefft asked is anybody going to be able to see the pool, that abuts you? Mr. Tessier replied If they're kind of out in the yard looking, but it's not like it's right in the middle of the yard. Ms. Tefft said OK. Acting Chair Radke asked now it's a 15 by 30, is that correct? OK, good. Above ground pool? OK. Any other questions from the Board? At this time, I'd like to open the floor to anybody in the audience who would like to ask a question or have a comment. State your name for the record, please?

Mr. Andy Noyes: Andy Noyes, 46 North Amherst. I would just like to say that I'm in favor of this application. I think it's consistent with many homes in the district and that, you know, it's basically not visible to most people in Town. I think it'll be a fine thing. Thank you. Acting Chair Radke said very good. Thank you, Mr. Noyes. All right. Anyone else from the audience? Seeing none. At this time, the Commission would like to make a motion.

Mr. Carter said I move the Historic District Commission approves the request for installation of an above ground pool 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. Acting Chair Radke said Bill, I don't mean to interrupt but sorry. Mr. Carter stated I'm not voting, so I don't make a motion. Acting Chair Radke said that's right. So, we do need a voting member to make the motion. But thank you for stepping up. I appreciate that.

MOTION: Ms. Tope moved the Historic District Commission approve the request for installation of an inground pool at 45 North Amherst Road, Lot 2064-3 in accordance with the information presented by the applicant, because the applicant has demonstrated consistency with Historic District regulations and ordinance, subject to the following standard 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 fees to the Building Department.**
- 3. The applicant shall submit photos of the completed work for the file.**

Ms. Tefft duly seconds the motion. ALL IN FAVOR – unanimous. MOTION carries. The request is approved.

Acting Chair Radke stated and it passes. Good luck. Thank you. Mr. Tessier said thank you very much. Acting Chair Radke said just in time for Winter.

Item 3: Kelly O. Martin and Julie Martin (Owners & Applicants) – Request for installation of an inground pool and fence, 10' x 12' shed and tree removal, located at 73 Bedford Center Road, Lot 14-8-2, Zoned R&A.

Acting Chair Radke said I'd like to open the third agenda item under new business, 73 Bedford Center Road. Is the applicant here? Oh, wonderful. Thank you.

Mr. Kelly Martin: Good evening, Kelly Martin, 73 Bedford Center Road. I have applied to the Historic Commission for 3 items: the construction of an inground pool, construction of a 10 x 12 shed on the Northwest corner of the property, and tree cutting and trimming around the perimeter of the property. Acting Chair Radke said OK, very good. At this time, I will ask the Board do you have any questions regarding the application? Ms. Tope asked do we have more details than the photos? Mr. Martin asked concerning what? Ms. Tope replied so, and I guess maybe we can see it better, I didn't know if we had photos of the property or just the markup here? That helps a little bit. Chair Radke said we've got photos of the trees. Are you looking for anything in particular? Ms. Tope replied yeah, I was just going kind of through each of the items. As to the pool, it was noted in the project description the fencing details weren't worked out yet. But it looks like there's going to be fencing and it looks like it is not going to be very visible. Chair Radke said we have to have a fence, I would believe. Could you pull up pictures of the fence? Ms. Tope asked how does that work? We don't have details on the fence. If we approve, it says that they would still need a building permit on the fence. Ms. Harris replied not a building permit, but details. We would need to review them to see if they meet the fencing design guidelines that don't require Commission approval. So, I've outlined types in here, but he did provide them after packets had gone out. Mr. Martin said sorry, I'm just trying to find a fence. Ms. Tope said oh, OK. Ms. Harris said he can show you what he's planning for his fence. Chair Radke said oh good, that'll help. Mr. Martin asked where is that located, Jillian? Ms. Harris replied it's a separate file, so you'll have to click out to the folder. Ms. Tope said OK, yeah, I didn't think I had seen it. Ms. Harris suggested if you want to, just minimize that. Mr. Martin said sorry about that. Ms. Tefft asked is that the fence you're proposing? Mr. Martin replied that's the fence I'm proposing, yes. Ms. Tefft asked does that meet the legal requirements for safety? Mr. Martin replied that one does, yes. Ms. Tefft

asked how tall is that? Mr. Martin replied well, it I don't know exactly how tall this one is, but ours would be 4 feet or whatever Bedford's requirement is, and I believe it's 4 feet for a pool. Ms. Tefft asked, and it does meet all of the safety requirements? Your insurance company is happy with it? Mr. Martin replied yes, yes. Ms. Tefft said they're the tough raiders. Mr. Martin added they're the ones that would be the final judge of the merit of the fence. Chair Radke asked so can I just ask a question about the fence? So, it looks like at the entrance there are going to be granite posts. Is the whole thing the other is going to be granite, or is that wood or what is it? Mr. Martin replied along the back of the property on the West side which would be the most visible to the neighborhood when the foliage is down, it would be granite along that edge just because it would be the most visible. And then on the back, it's the abutter's property. There's nobody back there. There's an old icehouse, but there's no houses back there. That would probably go to wooden posts with the same concept as far as top rail and fencing. So, the portion that's most visible to the Town, although the design of the pool location is set up to be totally behind the house, so it's not visible. Truly, as you go up Ministerial, I guess when the trees are down you could see that fence. So that's the intent. Chair Radke said it'll be nice. And how big is the pool again? I know it's probably in here. Mr. Martin replied it's 14 by 28.

Ms. Tefft asked is the etsy.com photograph of a shed, is that the shed that you're planning to use? Mr. Martin replied it's going to be very similar to that. It's going to be fairly basic to go with the concept of the house. The house is just an old New Englander, so it's going to be very, very basic. Ms. Tefft said an old farmhouse. Mr. Martin continued an old farmhouse. So, the elevation, looking at it from Bedford Center Road, would match up with the house as far as the peak. There may be some additional add-ons like a pergola or something like that. Ms. Tefft commented a window, a window box. Mr. Martin replied exactly. Ms. Tefft said it should be cute. Just a question you don't have to answer. Can you really buy a shed at etsy.com? Mr. Martin replied I guess you can buy just about anything anywhere, but you could buy that one. Ms. Tefft added because I thought that was just stuck in there to make me laugh. Mr. Martin replied no, you can buy it. You can come down to the Home Depot and you can purchase a shed.

Ms. Tefft said well, now that everybody is nice and relaxed, I do have some additional questions. Mr. Martin said fire way. Ms. Tefft asked you want to remove 10 trees? Mr. Martin replied yes, ma'am. Ms. Tefft continued questioning how many of those are in excess of fifteen inches in diameter? Mr. Martin replied I would say probably the majority of them. Ms. Tefft asked eight-ish? Mr. Martin agreed, yes. Ms. Tefft said I have very mixed emotions about that. Mr. Martin said me too. Ms. Tefft continued as you know, in an attempt to build a huge parking area. the Town has in fact taken down several trees in the center, and you're proposing taking down 10 more, which of course affects global warming, the air quality, you know, everything that's going wrong with the environment now. And I'm not blaming you for it. On the other hand, I figure if the Town can do it, why the heck can't a resident who's paying their bill and paying all those taxes not do the same thing? If it accrues to their benefit, and their quality of life? You know you're not going to be putting in any additional asphalt, right? You've got a long driveway, and that's it. You're not doing this. You're not doing this cutting down the trees, except for a place to put your swimming pool? Is that the idea? Mr. Martin responded yeah, in actuality, it's kind of a mixed bag, Elaine. There's half of them that need to come down just because they've reached their climax. As a matter of fact, this this spring I had one fall on my house, take the chimney down and.... Ms. Tefft said oh my! Was it a Maple that fell? Mr. Martin said it was a Rock Maple, yeah. Ms. Tefft said oh gosh. Mr. Martin explained on the picture, you see where the chairs are there? I don't know if I have an additional picture of that but basically, yeah, it was a twin, and one of them came down on the house. The other one is about ready to go, and there's the nicest tree in the whole district on the corner—it's going to fall right into that. That would be a shame. As you remember, it's twin... Ms. Tefft

said I have the nicest tree in the whole district, hun. Mr. Martin said I have the second nicest, then. Ms. Tefft clarified the oldest—I have the oldest. Mr. Martin replied you may have that, yes, but its twin was on the property, and it fell about 20 years ago. Ms. Tefft asked really? Mr. Martin affirmed yeah, right across the street. I remember that. Ms. Tefft said well, maybe I'll get to talk to you about the environment, and planting, and stuff like that off the record and after the end of the meeting so, I don't take up their time. But I really do have mixed emotions about it, but I have to tell you what's fair for the goose is good for the gander. Mr. Martin said there's some that desperately need to be removed before they cause damage. There's 2 on my neighbor's lot, as you know, this is a nonconforming lot. It's pretty close to the lot line. So, I'm looking to take those down—one which is dead, and the other one which basically leans over the property. I've spoken to the abutter, and we'll be in agreement and make sure that's all squared away. Ms. Tefft asked are you doing this yourself, or you having it done professionally? Mr. Martin said I would love to try it, but I'm going to realize my limitations. So, are you going to be bringing in a cherry picker and the machine that eats up the logs? How much noise? Mr. Martin explained there will be a fair amount of noise. The majority of the byproduct will be trucked away. But there will, with the limbs and things like that, there will be some noise. Ms. Tefft asked do they just eat him up? Mr. Martin replied yep, the plan is, in order to do the least amount of damage on the property, a crane will be brought in to kind of grab everything and bring it up over the house and clean it up that way with minimal disturbance. Ms. Tefft said I don't swim, so I'm not trying to make friends with you now that you're getting a pool. This is absolutely just doing my job.

Acting Chair Radke stated just to add, as far as the trees, have you thought about adding any trees and planting anything? Mr. Martin replied not really, because of the layout of the property. They would kind of be in the inside of the stonewall. There's a plethora of trees on the outside of the stonewall that'll just take off and replace these in a heartbeat. Ms. Tefft confirmed you can see that in that photograph. Mr. Martin added yeah, there's no lack of canopy. Ms. Tope commented it also looks like that one is going toward the power line a little bit. Mr. Martin agreed, yeah, there's a couple opportunities.

Acting Chair Radke stated I do have a question about the shed. The material, is it wood on the outside? Mr. Martin asked what would you like it to be? What could I do because, I'm going to take this opportunity to ask few questions of the Historic District. Now for me, I think we've done a fairly good job improving the village and this particular property. So, for us it'll be wood, and it'll be similar in construction and in the facade of the house. But if I were to say it's going to be vinyl siding, or if it's going to be cement Hardie Board, would that be acceptable? And this is pure curiosity. Ms. Tefft replied it's a shed! You're not building the Taj Mahal! You're building a shed! Mr. Martin replied well, I'm just wondering. Ms. Tefft said why would it make a difference if it looks good and lasts and is maintained. Ms. Tope said well, the building material does make a difference for the... Acting Chair Radke said I don't think a—metal would be an issue, I think, in the Historic District—a metal one. If you wanted to use wood, I think, is a very acceptable... and what was the other one you said? Mr. Martin replied well, I said if I wanted it to be vinyl, would I be out of line with the Historic? Acting Chair Radke said no, I don't think so. I mean, there's houses with vinyl siding in the Historic District. I don't think that's an issue. I have no issue with that. Ms. Tefft said the Library started it with vinyl. Ms. Tope said I think the metal and we'd still have to see the whole package, sort of. But I don't think we'd be as positive to that type of building material. Mr. Martin said we'll do wood to match, but I was more curious than anything else. Acting Chair Radke said that's just my opinion. I think metal, whether or not metal is approved or not in the Historic District, I can't imagine why, but it's my preference. You asked and my preference would be wood, and I wouldn't mind vinyl. Ms. Tefft said well, I think you've done a great job rescuing the place. Mr. Martin replied well, thank you very much. Acting Chair Radke echoed

it's beautiful. You've done a nice job. Mr. Martin added we bought it from the church, so I trusted them when they told me when it was built. Ms. Tefft said I've been in your house, Pumpkin. I can tell you stories. Mr. Martin said I'm not sure I'm ready for those. Ms. Tefft said you weren't always there. Oh my God, that was ...it'll be in the minutes! Ms. Harris said it will be. And how long have you lived there? Mr. Martin replied we purchased it just under 10 years ago. We were gone to Florida for a little bit of that time, but about almost 10 years ago. Acting Chair Radke said it's a nice property. Mr. Martin agreed, yeah, it's beautiful. It's great. And I think, if I can speak, I think that the village, it's unique. And I think with the people that have kind of been moving in, I think it'll be taken care of, and I think it'll be kind of a great spot for, you know, a showpiece for Bedford. I think it'll really, really become very, very nice. Acting Chair Radke said yes, well, you're well on your way. Very good. Any other questions from the Board? Hearing none. Are there any questions from the people in the audience? No questions, no comments? Very good. I close the hearing on this particular application and at this time I'll be happy to hear a motion if there is one.

MOTION: Ms. Tefft moves that the Historic District Commission approve the application to install an in-ground pool and fence, 10' x 12' shed and removal of up to 10 trees at 73 Bedford Center Road, Lot 14-8-2, in accordance with the materials submitted by Kelly Martin, owner, because the applicant has provided evidence that demonstrates consistency with the HDC ordinance and regulations, 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 submit photos of the completed work for the file.**
- 3. The applicant shall submit details of the fencing and exterior building materials or note the materials on the architectural plans.**
- 4. Architectural plans and a certified plot plan shall be submitted for review by Planning staff prior to building permit issuance.**

Ms. Tope duly seconds the motion. ALL IN FAVOR – unanimous. MOTION carries. The request is approved.

Acting Chair Radke said Motion passes 3 to 0. Thank you. Congratulations. Mr. Kelly said thank you. Acting Chair Radke said again, just in time for winter.

Other Business:

Item 1: Certified Local Government Application Update

Acting Chair Radke stated alright, our next item on the agenda our first item under other business is the Certified Local Government update and I think I'm going to ask Miss Jillian to update us on that. Ms. Harris stated yes, I'm happy to report that after our last meeting, we received notice from the National Park Service that our Certified Local Government application had been accepted and approved. So, we are officially a part of the Certified Local Government program, which is operated or administered by the New Hampshire State Preservation Office. Acting Chair Radke said oh, wonderful. Ms. Tefft asked what does that do for Bedford and the Historic District? Ms. Harris replied so, at its core, it ensures that

best practices are met and consistent with state and federal guidelines when we discuss... Ms. Tefft asked federal guidelines for? Ms. Harris continued guidance, sorry, statues and guidance for historic preservation. So, any of the state statutes related to historic preservation. Ms. Tefft asked so, there are federal and state guidelines now that we're going to be responsible for? Ms. Harris replied we are currently responsible for them. So, what the program does is it shows that we are meeting those state guidelines and best practices. And when we discussed the application early in March, this is before you were on the Board, and we decided to move forward with it. We discussed how the Town is already doing many of these things that... Ms. Tefft asked doing what? Ms. Harris explained the town is already doing many of the things that are required in order to be part of the Certified Local Government program. So being a CLG, a Certified Local Government, makes the town eligible for grant funds that are set aside specifically for CLG communities. There's a number of different projects that the Town could elect to do with those grant funds, and I thought that we could maybe use a portion of our meeting in October as a Workshop so we can go over what the program is, what the requirements are. One of the preservation planners from the State Preservation Office has agreed to come and give us a presentation and answer questions that the Commission might have. Ms. Tefft asked what's his name? Ms. Harris replied her name is Brandee Loughlin. So, if the Commission would like to use a portion of our next meeting as a Workshop, we can go over the program, the grant... Ms. Tefft said I'd like to see material in advance of that. Ms. Harris replied yes, definitely, what the grant funds can be used for and maybe we can come up with some ideas so that we can submit them for the Letter of Intent that they would be asking for. Ms. Tefft asked so, we're looking for money and we're looking to spend it. Ms. Harris replied if we have some projects that we want to do for historic preservation planning, then this is an opportunity for us to do that. Ms. Tefft asked what, for example, would be a project? Ms. Harris replied so, we could update the survey for the Town. There is one that was done for the District when the Route 101 widening project happened. Ms. Tefft asked what survey? Ms. Harris replied a historical survey of the historical properties in the district. Ms. Tefft asked what does that entail? Ms. Harris explained it's basically a report. It has each property. It dates the houses describes... Ms. Tefft said that's already been done. It's in the town history and the maps that go with them. Ms. Harris continued yeah, and it would be updated. Changes have happened in the past 10 years. Ms. Tefft asked you mean like lost buildings? Because you can't put another historic house in the District. Ms. Harris said correct, so, if we were to have lost a building, but we could do a survey for the entire Town and not just the Historic District so that we have what those historic resources were on record. Ms. Tefft asked oh, you mean because there are early houses not just in the center, not just in the Historic District? So, you would just... are you thinking of expanding the Historic District? Ms. Harris said no, it would just be a record, a historical survey record for the Town. Ms. Tefft asked how intrusive would it be to the owners of those historic properties. Ms. Harris replied I would have to ask what it entails, but I think it's a street survey. Ms. Tefft said OK, which means? Ms. Harris continued, and they would also do research with the Town. Ms. Tefft asked what do you mean a street survey and do research with the Town? Ms. Harris replied so, they would do a visual site walk. Ms. Tefft said oh, you mean they would not trespass on private property. They would just stand on the sidewalk or on the road or something and look at the building. Ms. Harris said yeah, that's my understanding. So that's one of the ideas. They have other projects that you could consider for education. There were some communities that put together a brochure. I know that we've had some issues with property owners not knowing what it means to be in the Historic District, so we could work on some education. Ms. Tefft said if you're in the Historic District, trust me, you know what it means. Ms. Harris replied not everybody does. Ms. Tefft said there aren't that many places in the Historic District. And well, obviously I know we can all name names and I can see one if I go outside and look, but that's just willfulness, you're never going to get those. Ms. Harris said so, I mean, those are just a couple of ideas, and I think I'd like to hear more from the Commission on what your ideas might be. Brandee, when she's here, could also probably give us some ideas. Ms. Tope said yeah,

I think that would be good. Acting Chair Radke said yeah, maybe a list of what other towns have done? I think that's helpful as well, definitely. Well, thank you for all your hard work! Ms. Tefft asked do you have a list of other towns that are part of that? Ms. Harris said I don't have it with me, but I can certainly bring it. Ms. Tefft asked could you get me a copy? Ms. Harris said sure. Ms. Tefft replied that would be great. Acting Chair Radke said thank you. Thank you for all your work on that, too. I look forward to working with them. Ms. Tefft added because I'd like to talk to some of them. I'd like to see what towns we're talking about. And some towns are just crying out, you know, to be part of this. Portsmouth, for example, has got to be in it. Ms. Harris said I'm pretty sure they already are, and I think Manchester just became one at the same time this year as well. Ms. Tefft said they're sort of a mid-19th century thing. Ms. Harris said yeah, but I think they're part of the program now. But I can get you that list. Acting Chair Radke said OK, thank you. Thank you, you've been busy.

Approval of Minutes from Previous Meeting (August 2, 2022):

Acting Chair Radke said all right at this time I'd like to ask for a motion on the minutes for the August 2, 2022, meeting.

MOTION: Ms. Tope moves to approve the Minutes of August 2, 2022. Ms. Tefft seconds the motion. ALL IN FAVOR – unanimous. MOTION carries. The Minutes are approved.

Communications:

I have no further communications except that our next meeting is October 4th. Chair Radke said very good. Thank you. Any communications from or any last-minute comments from the Commission? Hearing none.

Members Comments and Concerns: None

Adjournment:

MOTION: Ms. Tefft motions to adjourn the meeting. Ms. Tope seconds the motion. ALL IN FAVOR. Motion carries. The meeting was adjourned at 7:43 pm.

The next meeting of the Bedford Historic District Commission is scheduled for October 4, 2022.

Respectfully submitted by Sue Forcier