

Town of Bedford
Historic District Commission Minutes
September 14, 2021

A meeting of the Bedford Historic District Commission was held on Tuesday, September 14, at the BCTV meeting room at 10 Meetinghouse Road, Bedford.

7:00 PM Call to Order

Lisa Muskat opened the meeting: Welcome to the August 3, 2021, meeting of the Bedford Historic District Commission. I'd like to ask all the members to introduce themselves. Chris Allen is representing his application for tonight's agenda and will not be participating as a member of the Commission. I am the Vice Chair, Lisa Muskat and I will, therefore, lead the meeting tonight.

Present: Lisa Muskat (Vice Chair), Lori Radke, (Town Council member), Steven MacDougall (member), John Quintal, (Planning Board liaison), Jillian Harris (Assistant Planning Director, staff liaison).

Present but not participating: Chris Allen (Chair)

Absent: Joe Vaccarello (regular member), Denise Ricciardi (Town Council alternate member).

AGENDA REVIEW:

Ms. Harris reviewed the agenda. We have one item under New Business tonight. Christopher Allen was the applicant and owner with a request for replacement of front stairs and walkway located at 42 Liberty Hill Road, Lot 21-30, Zoned R&A. And we have two sets of minutes for approval.

MOTION: Ms. Radke moves to accept the agenda. Mr. MacDougall seconds the motion.

New Business:

Christopher Allen (Applicant & Owner) – Request for replacement of front stairs and walkway, located at 42 Liberty Hill Road, Lot 21-30, Zoned R&A.

Vice Chair Muskat invites the property owner to come forward and give the Commission an overview of the project.

Christopher Allen: Thanks. I'm Chris Allen. I live at 42 Liberty Hill Road. In the spirit of transparency as Lisa mentioned, I'm also on the Commission when I'm not on this side of the table. My application today is for a front walk and steps and a replacement of those that exist currently. I'll show you a couple pictures. If I could direct your attention to the monitors, I'll give you a sense of what I'm looking at. This picture is just with my back to the street. You can see the stone wall in the lower left. There's one in the lower right as well. The item in question is right here. That's the front walk and front steps right here that I'm looking to replace. So, a closer view. You can see the level of disrepair of the current walk and

steps. The walk was never scored properly, which has caused the concrete to crack and causes some drainage issues there as well and feeds the water back towards the house. Looking at the steps (I think the next one zooms in), you can see at one point there was a pretty poor patch job done on the mortar there of the steps. Actually, if you look right here on the left side, you can see that some of the bricks are actually coming out. I'm looking to replace those with an equal-sized, two-step granite face. The walkway itself will be greyed pavers. The pavers themselves look something like this. I say something like this because the color will be close. The actual pavers themselves aren't this particular brand. It's Techo-Bloc and the Eva, I guess, model is what I'll be looking to put in. So that would be the walkway, and then the front steps themselves, of equal size, will be made of granite. That's the whole project.

Vice Chair Muskat said thank you. Does anyone have any questions for Chris? Ms. Radke said looks lovely. Mr. MacDougal said yah, it looks like it's a pretty straight-forward project. Vice Chair Muskat said looks like there are no questions, or they have been answered. There's no public here to enter any questions tonight.

Ms. Muskat asks for a motion on the application.

MOTION: Ms. Radke moves that the Historic District Commission approve the request for replacement of the of the front steps and walkway at 42 Liberty Hill Road, Lot 21-30, in accordance with the information submitted because the applicant has provided evidence and demonstrated consistency with the Historic District 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.**

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

Vice Chair Muskat said congratulations. Mr. Allen said thank you very much.

Approval of June 1, 2021, Minutes

Ms. Muskat said I'll ask for a motion on the acceptance of the minutes for June 1. The members conferred and determined their attendance at the meeting.

MOTION: Mr. MacDougall moves to approve the June 1, 2021, minutes. Ms. Radke seconds the motion. ALL IN FAVOR – unanimous. MOTION carries. June minutes are approved.

Ms. Muskat said I'll ask for a motion to accept the minutes for August 3rd. The members discuss attendance at that meeting and determine **approval for the minutes needs to be TABLED until the next meeting.**

Communications

Vice Chair Muskat asks are there any staff communications?

Ms. Harris says the only thing is that we are still looking for alternates for the Historic District Commission. If anybody has any friends or neighbors that they can reach out to or if you hear from anybody, please send them to the Planning Department or have them contact the Town Manager's Office. Ms. Radke asks how many are we down? Ms. Harris said we have three vacant alternate positions. So, we have no alternates. It would be great to fill all of those. Ms. Radke said we'll get the word out then. It's a great committee. It's awesome. Why wouldn't anybody want to be on this? What's not to love? This is good stuff. We'll get the word out. I'll put something out. Ms. Harris said okay, great.

Vice Chair Muskat asks do any of the members have any comments or concerns to discuss? The Committee agrees there are none. Vice Chair Muskat asks for a motion to adjourn.

MOTION: Mr. MacDougall motions to adjourn the meeting. Ms. Radke seconds the motion. ALL IN FAVOR. Motion carries. The meeting is adjourned at 7:17 pm.

The next meeting of the Bedford Historic District Commission will be on October 5, 2021.

Respectfully submitted by Sue Forcier