

Town of Bedford  
Historic District Commission Minutes  
November 2, 2021

A meeting of the Bedford Historic District Commission was held on Tuesday, November 2, at the Town Meeting Room at BCTV at 10 Meetinghouse Road, Bedford.

**7:00 PM Call to Order**

Chris Allen opened the meeting: Welcome everyone to the November 2, 2021, meeting of the Bedford Historic District Commission. I am Chris Allen. I am the Chair of the Commission. I'll ask the Commission members to go around and introduce themselves. Why don't we start over here with Jillian?

Present: Chris Allen (Chair,) Jillian Harris (Assistant Planning Director, staff liaison), John Quintal (Planning Board liaison), Joe Vaccarello (member), Steven MacDougall (member), Kelly Tope, (alternate member).

Absent: Lisa Muskat (Vice Chair), Lori Radke, (Town Council member), Denise Ricciardi (Town Council alternate member).

Chair Allen said Kelly is filling a very coveted role here in the alternate position. We're very excited to have you join us here. Welcome to the Commission. Tonight, we'd ask that you please be seated to vote for Vice Chair Lisa Muskat.

**AGENDA REVIEW:**

Ms. Harris reviewed the agenda. Tonight, under New Business, we have one application from Scott and Judy Crandall, the applicants, and owners. This is a request for a 12 by 16 foot shed located at 37 Church Road, Lot 14-56, zoned R&A. We also have two sets of minutes. We have the August 3rd minutes and the September 14th minutes to approve tonight.

Chair Allen said thank you Jillian. I'll entertain a motion to accept the agenda.

**MOTION: Mr. Vaccarello moves to accept the agenda. Mr. MacDougall seconds the motion. ALL IN FAVOR – unanimous. MOTION carries. Agenda is approved.**

**New Business:**

**Scott and Judy Crandall, the applicants and owners. Request for a 12 foot by 16 foot shed located at 37 Church Road, Lot 14-56, zoned R&A.** Chair Allen invites the property owners to come forward and give the Commission an overview of the project.

**Scott Crandall:** Thank you Mr. Chairman and members of the Historic District Commission. My name is Scott Crandall and next to me is my wife, Judy. Thank you for inviting us to appear to review our application and request for a certificate of approval to allow us to build a 12 by 16 foot shed at our 37 Church Road property, Map 14, Lot 56. The purpose of the shed is to house a subcompact tractor, log splitter, garden equipment and tools. Our property is located on the north side of Church Road in the Bedford Historic District and is depicted in the plot plan on the monitor. The site of the shed will be at the top of the driveway on the east side, about 250 feet from Church Road. If you see the monitor there, in the lower central portion is our plot plan that was updated by Earl Sanford. To the right is the north. To the left is south. Church Road runs – the top would be west, and the bottom would be east. If you come up our driveway, we have significant wetlands and we've required setback relief from both the Bedford Conservation Commission and the Zoning Board of Adjustment. That little square at the top of the driveway represents where we would like to situate our 12 by 16 foot shed. We moved to Bedford center in August of 1989. During our 32-year ownership of this 3.8-acre parcel of land, that was originally part of the Isaac Riddell property, we've completed major property enhancements and extensive landscaping upgrades. Judy and I first appeared in front of the Historic District Commission back in 2002 and following approval, we moved forward with a whole house renovation—converting our original center-entrance cape cod home, which was circa 1976, into a shingle-style residence with a 3-story addition that included a much-needed garage. I think there's a picture of the elevations of our house that Jillian ... basically, what you're seeing ... the two gabled ends on the right with a 2-car garage and then the opposite side of the driveway is actually exactly where we want to site the shed. Just a little bit north on the drawing there. Due to property topography, wetlands and existing hardscape, we've been limited and severely restricted in our options for where to place the shed. We're planning to situate the shed on the existing slope at the top of the driveway on the east side. It will be harbored and hidden in a natural setting in the woods. This location is as close to the driveway as possible, and as far away from the wetlands as feasible, based on careful consideration of our options. We met with the Bedford Conservation Commission on September 28<sup>th</sup> requesting wetlands setback relief, who unanimously agreed there was no reasonable alternative to the proposed site for the shed construction. We then met with the Zoning Board of Adjustment on October 19<sup>th</sup> to review our variance application to allow shed build within the 50-foot wetlands setback. We worked with Earl Sanford of Sanford Surveying and Engineering as well as the site specialist manager at Reeds Ferry Sheds in Hudson. We're grateful that the Zoning Board of Adjustment unanimously approved and granted us a variance. All site work for the shed project will be completed with the goal of minimizing disruption within the wetland setback and avoidance of intrusion into the wetlands. If you could pull up that picture from the Reeds Ferry Shed, Jillian, that would be appreciated. That is a picture of the shed—a facsimile of what we're going to be having. We're requesting that the Historic District Commission allow us to build this historic colonial shed on our property as approved by the Bedford Conservation Commission and the ZBA. The shed will be 12 by 16 feet in dimension with a maximum height of 13 feet 8 inches. There will be no cupola or shutters on the shed. Bring up the floor plan, please, Jillian. It will be constructed with 8-foot walls and have two windows, each measuring 24 by 40 inches on the south wall with an 8 by 8-foot center overhead door on the gable end that's facing the driveway. This door will include a 4-pane longitudinal window that will be consistent with the Marvin windows in the kitchen on the other side of the driveway. There will be a separate door entrance on the north wall measuring 36 by 78 inches with a right-hand outswing. The interior will have a 4 by 12-foot loft for storage. Window boxes are planned below each window. The exterior will be clad in cedar shake shingles and the roof will have vintage green architectural shingles that will both be consistent with the shingle style of our home. All trim on the shed and the two doors will be painted to match the trim on our home. We plan to follow the least intrusive approach for building the foundation for the shed that will have a retaining fieldstone wall on the north, east, and south sides that will be backfilled with crushed stone. The crushed stone will then

be compacted and used as a foundation upon which the prefabricated floor of the shed will be placed. Shed construction is anticipated to be completed in one day by Reeds Ferry Sheds, given the offsite build of the walls, floor and trusses. The shed will provide a safe and environmentally secure space for a tractor and equipment. The location and limited size of the shed at the top of the driveway on the east side will also minimize visual impact to neighbors and travelers along Church Road. Thank you for your review and consideration of our project and for including us on the agenda this evening.

Chair Allen said thank you very much for the overview. I'll tell you just from reading the materials going into this and from that description, this is a very detailed plan that you've laid out here. It is certainly appreciated. That does not go unnoticed, and it makes things flow much more smoothly. So, I'll just ask you a couple questions if I can. Then I'll turn it over to the other members of the Commission. First, I would just ask Reeds Ferry is going to be building the shed itself. Are they the ones that would also be doing the retaining wall and the foundation as you described it?

Mr. Crandall answered no. Chair Allen said is that something that you would do? Mr. Crandall answered that will be done by a stone mason we hired. Tony Longo from Bedford Center. Chair Allen continued, and is that all capable to be completed, I guess with the trucks and materials being on the driveway, or does that cause any concerns about the wetlands beyond the shed itself? Mr. Crandall said it does not, we went over this with Tony and Reeds Ferry, and there will be no impact into the wetlands. We certainly have to be in the wetland setback to create the foundation for the wall itself, but we're not going to be intruding outside of the area that we've been approved by the Zoning Board. Chair Allen said okay. Secondly, is there any tree removal associated with the shed's placement? Mr. Crandall said there's no healthy tree removal required. We are going to have to take out some ground cover that we've had in there. We have some Silver King that's been growing in there happily among all the bouldered wall that's there. Other than that, no. Chair Allen said okay. I'll pause there and open it up to the Commission to see if anyone else has any other questions.

Mr. Vaccarello said I'll echo what Chris said – you guys did a fantastic job of laying it out and putting it together. I mean you covered shingles, siding, colors. I literally can't think of anything else. You asked the wetland question, which was the only other thing I could think of. Thank you very much—well thought out and well done—much appreciated. Mr. MacDougall said well done. Chair Allen said with that we might let you off easy here with just a couple questions. I really do think you hit all of the items that Joe said we would normally ask about. You answered a lot of the questions that we had. With that I'll just take a look at my notes here. Okay. If there are no other questions from Commission members, I will open it up to public comment. With that, we did receive one email from an abutter that I will read into the record here. I'll read that verbatim. So, this was received 31 October at 2:07 pm.

Dear Ms. Harris,

My name is Jordan Meisner. My wife, Bethany Kacich (cc'd) and I are owners of 35 Church Road. We understand that our neighbors, Scott and Judy Crandall, are seeking permission to build a simple 12 by 16 shed at the top of their driveway on the eastern side. I'm writing to inform you that as direct abutters to that property, we have no objections to their plan.

Sincerely, Jordan Meisner

Chair Allen said not having any other members of the public in attendance, I will just offer the Commission one more opportunity. Any additional questions from anyone? (no questions) With that we'll close the public hearing portion, and I will ask for a motion on the application.

**MOTION: Mr. Vaccarello moves that the Historic District Commission approve the request for construction of a 12 by 16-foot historic colonial style shed at 37 Church Road, Lot 14-56, in accordance with the information submitted. Because the applicant has provided evidence that demonstrates 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.**

Chair Allen said congratulations on the approval of your application. Thank you very much for the detailed presentation you brought forward here. Mr. Crandall said my pleasure. Thanks so much.

#### **Approval of August 3, 2021, Minutes**

Chair Allen said I'll ask for a motion on the acceptance of the minutes for August 3.

**MOTION: Mr. Vaccarello moves to approve the August 3, 2021, minutes. Mr. MacDougall seconds the motion. ALL IN FAVOR – unanimous. MOTION carries. August minutes are approved.**

**Approval for the September 14 minutes needs to be TABLED until the next meeting.**

#### **Communications**

Chair Allen asks are there any staff communications?

Ms. Harris says we have 2022 meeting dates that were passed out. They're also posted on the web. Those are there for you to put into your calendars for next year. Chair Allen said thank you very much. Any additional comments or concerns from members of the Commission beyond anything we've talked about here already? None voiced. Chair Allen continued with that is there a motion to adjourn?

**MOTION: Mr. Vaccarello motions to adjourn the meeting. Ms. Tope seconds the motion. ALL IN FAVOR. Motion carries. The meeting is adjourned at 7:15 pm.**

The next meeting of the Bedford Historic District Commission will be on December 7, 2021.

Respectfully submitted by Sue Forcier