

**TOWN OF BEDFORD**  
**March 1, 2016**  
**HISTORIC DISTRICT COMMISSION**  
**MINUTES**

A meeting of the Bedford Historic District Commission was held on Tuesday, March 1, 2016, at the Bedford Meeting Room, 10 Meetinghouse Road, Bedford, NH. Present were: Richard Polonsky (Chairman), Janet Tamulevich (Vice Chairman), Bill Duschatko (Town Council), Charlie Fairman (Planning Board Liaison), Jeff Oxman (Alternate), and Karin Elmer (Planner 1)

Chairman Polonsky called the meeting to order at 7:00 p.m. and introduced members of the Commission. Town Council Alternate John Schneller (Town Council), Judy Perry, Erin Fisher and Alternate Courtney Gray were absent. Mr. Oxman was appointed a voting member replacing Ms. Fisher.

II. New Applications:

**1. Jennifer Chew & Greg Zimmermann – Request for changes to window & door locations on the home at 86 Bedford Center Rd., Lot 20-13, zoned R&A.**

Greg Zimmerman was present to address this request for changes to his home at 86 Bedford Center Road. Mr. Zimmerman stated we have a kitchen project going on and we need to relocate some windows to accommodate the counter top, cooktop and other items. We would also like to remove the door that is shown indicated in the posted photo and the area where the door is located will be resided.

Mr. Zimmerman continued looking at the front of the house from Bedford Center Road as seen in the posted photo, you can see there are four windows on the upper level. We would like to remove the second window from the left and add windows in the middle area. The windows will all be spaced equally. We are having all of the old windows reconstructed and restored keeping the old glass and sashes. With the new windows we will be using reclaimed sashes so they will match.

Mr. Zimmerman stated posted is a photo of the east side of the house with existing conditions and what we are proposing to do. We would like to move the door and board that up, add a window, but keep the old barn doors in an open position. We would also be relocating the sidewalk and granite step to the new relocated door.

Mr. Fairman asked what are you doing about the siding? Are you going to stagger it so it looks like it fits in? Mr. Zimmerman replied we will keep as much of the old siding as we can and then use some new siding, but yes, we will make sure that the siding joints are staggered. As you can probably tell, the house now has piecemeal siding.

Vice Chairman Tamulevich stated I applaud you for restoring the windows.

**MOTION by Vice Chairman Tamulevich that the Historic District Commission approve the modifications to the door and window locations at 86 Bedford Center Road, Lot 20-13 as requested by the applicant 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. Fairman duly seconded the motion. Vote taken - all in favor. Motion carried.**

### III. Old Business

#### **2. Discussion regarding proposed changes to the regulations regarding exterior siding and the ability for those applications to be approved administratively.**

Chairman Polonsky stated as you all know there has been ongoing discussion by the Commission about making changes to our regulations regarding exterior siding on buildings within the Historic District and the ability for those applications to be approved administratively.

Ms. Elmer stated I have handed out to the Commission my first stab at what I feel the Commission needs to focus on. You operate under two different sets of rules. The first is the Bedford Zoning Ordinance, which has specific guidelines. Those are changes that would be placed on the ballot at Town Meeting and are voted on by the Town's voters. The second are the regulations that fall under this Commission's purview to change after holding a public hearing. In reviewing both documents it appears that in order to change the regulations you have to change the Zoning Ordinance because it is called out in the ordinance. If you choose to make changes, those would go to the Planning Board for a public hearing and go on the ballot next March. After that you would then make any changes to your regulations. I would recommend you read through both the Zoning Ordinance and your regulations over the next few months, mark them up with any changes you feel may help and how you want to approach it. First look at the purpose statement of the Zoning Ordinance and keep in mind that the regulations should be consistent with the purpose statement. I will keep this item on the agenda each month.

Mr. Fairman stated we should also look at other things that we might want to change. There may be some things that need clarification.

Chairman Polonsky stated my feeling is that we should try to make the process simpler for the residents that live in the Historic District. Mr. Oxman stated we should have a balance in mind at all times and should not make it a burden for the homeowners. Mr. Fairman stated we also don't want to burden Planning staff with too much as well. Ms. Elmer stated it is important to keep in mind that sometimes the staff may have a different opinion when they are reviewing it on a one-on-one basis and the Commission may have multiple views, so there may be times when it is easier for the resident to come here. Chairman Polonsky stated we have to be sure to build in a provision that if an applicant disagrees with a staff decision that they have recourse and can come to the

Commission. I also feel that we should continue to have meetings regardless of whether we have applications on the agenda or not.

The Historic District Commission chose to continue discussion on this item at future meetings.

IV. Approval of Minutes – January 5, 2016 & January 26, 2016

**January 5, 2016**

**MOTION by Councilor Duschatko to approve the minutes of the January 5, 2016 Historic District Commission meeting as written. Mr. Fairman duly seconded the motion. Vote taken; motion carried, with Chairman Polonsky abstaining.**

**January 26, 2016**

Amendment: Mr. Fairman should be listed as absent.

**MOTION by Mr. Oxman to approve the minutes of the January 26, 2016 Historic District Commission meeting as amended. Vice Chairman Tamulevich duly seconded the motion. Vote taken; motion carried, with Mr. Fairman and Councilor Duschatko abstaining.**

V. Communications:

Ms. Elmer stated I have handed out a brochure for the Old House & Barn Expo coming up at the Radisson in Manchester. There are different programs and workshops that you may be interested in, and you may see ideas for making changes to Zoning Ordinance.

VI. Members Comments and Concerns: None

VII. Adjournment:

**MOTION by Vice Chairman Tamulevich to adjourn at 7:27 p.m. Mr. Oxman duly seconded the motion. Vote taken - all in favor. Motion carried.**

Respectfully submitted by  
Valerie J. Emmons