

**TOWN OF BEDFORD
HISTORIC DISTRICT COMMISSION MINUTES
March 5, 2019**

A meeting of the Bedford Historic District Commission was held on Tuesday, March 5, 2019 at the Bedford Meeting Room, 10 Meetinghouse Road, Bedford, NH.

Present: Janet Tamulevich (Chair), Judy Perry (Vice Chair), Catherine Rombeau (Town Council liaison), Charles Fairman (Planning Board Liaison), Joe Vaccarello (alternate member), Theresa Walker (alternate member), William Granfield (regular member), and Mark Connors (Assistant Planning Director, Staff liaison)

Absent: Phil Greazzo (Town Council Alternate)

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

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

II. Old Business:

I. Gustave Hebert & Shelley Bialek (Owners) – Request to remove several trees in the front and side yard of 28 Liberty Hill Road, Lot 13-8-1 Zoned R&A. ***Tabled from February 5, 2019***

Background & Previously Discussed Information:

Owners: Gustave Hebert and Shelley Bialek

Proposal: Request for after-the-fact approval to remove mature trees and approval of a request to remove additional mature trees

Location: 28 Liberty Hill Road (Lot 13-8-1)

Existing Zoning: "R&A" Residential and Agricultural, Historic District

Surrounding Uses: Residential

This application concerns a contemporary two-story residence constructed in 1988 and situated on a 3-acre parcel at 28 Liberty Hill Road. Although that stretch of the road is heavily wooded, the residence is elevated from the right-of-way and is visible from the roadway. Most of the surrounding parcels on Liberty Hill Road and Shaw Drive were built in 1950 or later, though a bungalow-style home immediately to the north does date to 1920.

There are three previous Historic District Commission applications on file for this parcel. The Historic District Commission approved construction of the residence in 1988. In 1994, the Commission approved tree-clearing and the construction of a shed at the property. In February 2017, the Commission approved the installation of ground-mounted solar arrays and tree removal in the backyard of the property. HDC approvals are active for two years, so that approval will expire this month.

In early January a resident contacted the Planning Department to report tree removal occurring along the front of the property. Staff visited the property and observed several trees that had been removed near the Liberty Hill Road frontage on the front of the lot. Because the 2017 approval was for tree removal on the rear of the property, staff determined that the work was not authorized and that a new approval was necessary. The owners and the work crews were notified of the need to cease work and file an HDC application. The owners indicated there was a miscommunication and that the work crew removed trees they were not authorized to remove. Work stopped on the property and the owners immediately filed the proper application materials.

The applicants are before the HDC seeking two approvals for 'after-the-fact' approval of the tree removal that has already occurred along the front of the property, and approval for the removal of additional mature trees on the property. The HDC reviewed the application at its February 5, 2019 meeting. The HDC provided the applicants input, requested a site walk, and advised the applicants to prepare a plan for additional plantings. On February 23, 2019, the HDC conducted a site walk of the property to review the proposed areas of cutting.

The applicants have provided an updated presentation showing general areas of proposed replanting on the property. The applicants have indicated they are working to supplement that plan and will provide that at the HDC meeting. An HDC member has also provided information regarding projected solar availability.

The HDC review criteria, while largely oriented toward architectural design, do require that Project Impact (E) and Compatible Use (F), be considered when reviewing applications. Compatible use requires "every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, site and its environment." This portion of Liberty Hill Road is largely characterized today by the prominence of mature trees hugging the roadway, however in earlier decades the area had an agricultural nature.

Under the HDC Regulations, Removal of larger trees requires review and approval by the Historic District Commission (Art. IV, Section 285-26). However, nothing in the regulations expressly prohibits tree removal, and there is no guidance regarding preferred planting types.

Staff Recommendations:

Staff would recommend leaving at least two of the three trees closest to Liberty Hill Road standing (photo included in staff report). These trees are located furthest from the solar panels and their removal would likely have a modest benefit to the panels, but their removal would impact the abutter across the street. The Commission should discuss if additional trees should be preserved.

Absent maintaining those trees, staff would recommend approving the application conditional on the applicant's replanting of additional trees along the Liberty Hill Road frontage. Staff would recommend that the replanted trees be of a minimum maturity when

they are planted (likely a 2" width caliper, though that can vary based on the type of trees planted). The planting of arborvitae shrubs may also be helpful to supplement screening. If the HDC decides to approve the application, staff will leave it to the discretion of the Commission to determine an appropriate minimum number of trees to replant based on the applicants' updated presentation.

Ms. Bialek discussed the February 23, 2019 site visit that members of the Historic District Commission participated in at 28 Liberty Hill Road wherein they were able to view the property, see the work done to date, and areas where work is to be done. During the site visit members of the Commission were able to see the areas where oriental bittersweet was growing. Hebert and Bialek would like to remediate the 6 pine trees that have already come down at the end of their service road and replace them with apple trees and flowering trees (dogwood) and bushy trees; but they would like to remove the invasive oriental bittersweet first before planting any new trees in order to give the new trees a healthy environment to grow. Then they would like to remove the stumps and grade the land. There are about 20 trees marked for removal that block the sunlight on their solar panels for 3-4 months during the winter. Once removed they would like to grade the land to make it even, plant grass, irrigate, remove the oriental bittersweet and poison ivy, and plant some additional trees and shrubs along the service road.

Hebert and Bialek's previous contractor recommended planting deciduous, flowering and fruit trees at the end of the service road and removing a pine tree farther up the service road to get better sun exposure for their garden and replacing it with apple or pear trees.

Chairwoman Tamulevich opened the floor for questions. Mr. Vaccarello asked for a firsthand account from Commission members who were able to attend the site walk. Ms. Rombeau felt it was worthwhile to see the site firsthand because it was much easier to gauge the impact of taking any trees down. Ms. Bialek explained they took to heart feedback from neighbors across the street and decided to avoid taking down as many trees as possible along the road so it wouldn't impact their neighbors. Since there are many trees marked for removal, Ms. Rombeau asked if the job could be done in stages, or if all of the trees had to be taken down at the same time in order to plant new trees. Mr. Hebert said his intent was to first take down trees near the service road and plant trees to fill in initial gaps. Ms. Rombeau specified that she was most concerned about the 2 large trees nearer to their driveway but close to Liberty Hill Road. If it makes a difference Ms. Bialek indicated they would be willing to consider not taking those 2 trees down, even though they would like to get better solar capacity for their solar panels.

Chairwoman Tamulevich asked what the solar company indicated the percentage of additional solar energy would be achieved if the trees were taken down. Ms. Bialek stated that over the course of a year the additional capacity would be 7-11%. Chairwoman Tamulevich noted that solar efficiency during wintertime (November – February) is low anyway, and asked if the trees were taken down, would it really be a benefit during the winter? According to Mr. Hebert the solar efficiency is low due to the shade from the trees on their solar panels and they are only getting 10% of total capacity compared to the

summer months. Ms. Bialek explained during the winter months when the solar capacity is low and they cannot get enough energy from their solar panels, they have to rely on using oil and have had large monthly electric bills of \$700 which is hefty.

Ms. Walker indicated that during the site walk she noted that the grade from Liberty Hill Road looking up the driveway to the front of the house is very steep (about 25 feet) and is quite dramatic. The property levels off more toward the back. The 17-20 trees that Ms. Bialek and Mr. Hebert want to remove that are blocking the solar panels are very good size mature trees. It is easy to walk through these trees because the ground between them is relatively clear. If all these trees are removed, and trees are only planted along the service road; she is concerned it will leave a gaping hole. Mr. Hebert stated that placing arborvitae along the road might look very nice. His goal is not to block their property from their neighbor's view, but rather to create a pleasant landscape so that when their neighbors look over at their yard, they will actually appreciate the view and feel good when they see it. He doesn't want it to be an empty space; he wants it to be a forest that comes alive, and he would like people to see it that way. He understands the balance the Commission is trying to strike between keeping trees and taking them down. Ms. Rombeau noted that the neighbor had expressed concerns about the shade. Mr. Granfield noted that during the time of the site walk (around 9:00 AM), facing South the sun had already started to hook back behind the house and reach the point of the street; so in his observation during the Summer when the sun gets higher and brighter all of the trees in question are not doing much to shade the neighbor's house. The trees are in front of the sun, not behind it.

For clarification purposes, Mr. Granfield pointed out to the Commission that replanting of small fruit and flowering trees will not only take place along the service road, but throughout the property. During the site walk he noted that Hebert and Bialek's lot is a "very different shaped lot" and seeing it on the site walk provided a better perspective of what Hebert and Bialek are trying to achieve. The permit would be conditioned on replanting the trees within 2 years, and Mr. Granfield asked if that would be enough time for them to replant; otherwise, they will not be in compliance with the permit (he is not sure that it has to be a tree-to-tree replacement i.e. the same number of trees that are taken down are replaced with the same number of trees). Ms. Bialek stated that there were 12 trees they were going to plant in the short-term, but there are 17 that are looking to be taken down. In 2 years Mr. Hebert feels they will replant well above that number.

Ms. Bialek feels that even if they keep the 2 trees closest to Liberty Hill Road, they will still achieve 5-6% energy improvement on their solar panels, (compared to the 7% they were originally wishing to achieve), which is still acceptable to them.

Ms. Walker stated she was expecting to see a plan today containing very specific information including types and sizes of the trees to be replanted. Ms. Bialek stated the "Overall Plan and Tree Replacement" slide contained in the PowerPoint presentation showed the types of trees they would like to plant immediately. Mr. Hebert said that they met with a landscaper, but it was difficult for the landscaper to give specific information until the trees come down and the land is graded or to be specific at this point in time because they are only drawing upon abstracts.

Mr. Fairman stated that Hebert and Bialek have done a great job showing the Commission what they plan to do along the service road; and he has no problem with the trees that are marked for removal. When taking down the stumps he cautions them to be careful not to damage the roots of other trees. He also advised them to read literature about how close you should plant the trees (particularly the fruit trees) and pay attention to the spacing so that they remain healthy and do not grow into each other and interfere with one another. He noted Liberty Hill Road will be completely torn up and rebuilt next year. The Town has already marked with orange rings some of the trees they plan to take down on parts of Liberty Hill Road for this project (mostly small trees outside the stone wall). No one on the Commission noticed any trees that have been marked yet near Hebert and Bialek's property. Mr. Connors shared that it is a Public Works project, and he doesn't think they will begin work until after the Route 101 project has been completed; but Mr. Fairman disagreed and said that it was definitely targeted for Summer 2019. He suggests that Hebert and Bialek check with the Department of Public Works before they invest any money in removing trees along the side of the road and understand first what the Town plans to do in front of their home.

Mr. Vaccarello was unsure what the solar gain was after trees were taken out and asked what percent increase would be achieved during Winter (not across the whole year). Mr. Hebert said they are currently getting 8-14% solar capacity during the winter when the panels are shaded by the trees nearly all day. If the trees are not there (especially those closest to the solar panels) solar capacity from November-February should increase another 60-70%. Mr. Hebert stated that the trees are stacked up like dominoes and the front trees are blocking the back trees. Once they take the first 5 trees in the front down, they won't know until December what effect it will have on their solar capacity. Ms. Rombeau asked if Bialek and Hebert could start by only taking down those 5 trees and see how it improves the solar production and revisit removing the other trees later if needed? Mr. Hebert stated that the line of trees the solar company recommended taking down affects the solar capacity at midday year-round. In addition, Ms. Bialek learned that solar power is most productive during winter solar exposure. There is higher delivery when the solar panels are cooler. It is more efficient in the cooler months.

Mr. Fairman stated after the big trees are taken down, Hebert and Bialek may want to consider planting trees that will grow tall like oaks and maples (but not evergreens) and will lose their leaves during the wintertime, yet still provide shade to their neighbor's property during the hot summer months. Bialek and Hebert stated that they had those types of trees in mind in addition to birch.

Ms. Walker stated that there are two properties to the rear of Hebert and Bialek's property that have a very good view during the wintertime. The neighbor who visited during the last Historic District Commission Meeting in February (the property that can be seen off to the left when looking from the garden) will have their view greatly impacted by the removal of 17 trees, and she does not think it would improve their view at all. She feels the cost to the area as a whole seems steep, so she is struggling to balance that with what Bialek and Hebert are trying to do and the savings they are trying to achieve. Chairwoman

Tamulevich said that she is too. Mr. Fairman stated that many of the trees slated to be taken down are unhealthy. Sometimes changes occur, and as a result neighbors will have a view of another house – it's just what happens. If the neighbors are concerned about their view they could plant bushes or hedges or do a variety of things in their own yard to improve things. Mr. Fairman feels that a neighbor's view is less of a concern than a neighbor's shading; but there is already a plan to mitigate the shading and as Mr. Granfield stated previously, the shading of one the neighbor's home does not appear to be a factor. Ms. Walker agrees with what Mr. Granfield has said about the neighbor's home across the street and that they will not be directly impacted because that home sits along the road, but she is more concerned with the neighbor whose property is elevated and located above Bialek and Hebert's property because their view looks down on Hebert and Bialek's property. She wonders if there is a middle ground that can be reached with removal of the tall trees between those properties by removing some, but not all of the trees in that area.

Mr. Fairman stated it is important to keep in focus what the trees actually have to do with the Historic District. If the trees were not in the Historic District they could easily be taken down. Although Hebert and Bialek's property is within the Historic District, it is not within the downtown area; it's not in an area that is particularly historical; therefore, he has a problem putting this in context relative to what the Historic District Commission is about – specifically how taking down these trees may harm the historic nature of Bedford. He thinks this should be taken into consideration.

Mr. Granfield feels that replacing the removed trees with flowering and fruit trees will increase the value more than the trees that are there now.

Chairwoman Tamulevich thanked Mr. Fairman for making his point and agrees it is very important to look at this from the standpoint of the trees vs. what it does to the Historic District.

Based on the recommendations and conditions drafted by Mr. Connors, Ms. Bialek stated they were in agreement to keeping the 2 trees down close to Liberty Hill Road undisturbed, but they would be unable to complete the whole body of work by June 30, 2019 and would like to request additional time into the Summer of 2020. From a financial standpoint it would cost them \$10,000-\$20,000 (plus the cost of replanting trees) over the next three months which is not feasible for them. To do all the work including hiring a contractor, the stump removal, grading, removal of the oriental bittersweet, and replanting of trees by June 30, 2019 would be very fast. Mr. Fairman stated that the planting of arborvitae may need to be coordinated with the Town to make sure they have adequate room to plant the arborvitae between the trees that are already there and the street. Mr. Connors shared that the right of way extends about 15 feet off the pavement and any plantings cannot be within the Town's right of way. The arborvitae were just a suggestion, and is at Hebert and Bialek's discretion where they might want to place them, though staff is recommending they be planted within 30 feet of the Liberty Hill Road frontage after consulting with the Bedford Department of Public Works. Ms. Bialek agree they would want to consult with the Town before making future plans, especially given the work to be done along Liberty Hill Road.

In regard to the open-ended minimum number of trees to be planted as stated in the conditions – Ms. Bialek stated they would like to get rid of the oriental bittersweet and clear the area properly with a contractor first. Ms. Rombeau agreed that a minimum number of trees should not be placed in the conditions yet. Mr. Connors asked if September 1, 2020 is more achievable to have the work completed (stump removal, grading, and replanting), and Bialek and Hebert agreed.

Mr. Fairman again advised Bialek and Hebert to work with the Town to be clear what trees the Town would be taking down along Liberty Hill Rd. before investing in work along there. Mr. Connors stated that 15 feet past the pavement is where the Town is able to do maintenance.

MOTION by Mr. Fairman to move that the Historic District Commission approve the application for tree removal at 28 Liberty Hill Road, Lot 13-8-1, as requested by the applicants in accordance with the information submitted on March 5, 2019, because the applicants have provided evidence that demonstrates consistency with the Historic District Commission ordinance and regulations, subject to the following conditions:

1. The applicants shall only remove those trees marked with red tape at the site walk of February, 23, 2019.
2. The applicants shall preserve two of the three marked trees located closest to Liberty Hill Road.
3. The applicants shall remove the trees from the property and restore the areas disturbed. All stumps of removed trees shall be removed and the areas loamed and seeded after removal. This work shall be conducted by September 1, 2020.
4. The applicants shall plant trees within 30 feet of the Liberty Hill Road frontage. At planting, the trees shall be a minimum caliper of 2 inches. All planting shall be installed by September 1, 2020.
5. The applicants shall plant arborvitae shrubs within 30 feet of the Liberty Hill Road frontage after consulting with the Bedford Department of Public Works.
6. The applicants shall provide photos of the completed work for the file

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

III. New Applications:

1. **Peter & Robin Milnes (Applicants), The Robin G. Milnes Revocable Trust of 2004 (Owner)** – Request to install a 34' by 20' lagoon-style pool and associated site improvements in the rear yard of 2 Riddle Drive, Lot 14-50-15, Zoned R&A.

Background Information:

Owners: Robin G. Milnes Trust
Proposal: Request for approval to install a lagoon style pool and associated tree removal
Location: 2 Riddle Drive (Lot 14-50-15)
Existing Zoning: "R&A" Residential and Agricultural, Historic District
Surrounding Uses: Residential, cemetery

Project Description:

This application concerns a brick Cape Cod style residence built in 2000 with a detached carriage house set on a 1.8-acre parcel. The parcel is located on the western edge of the Historic District and is one of only three properties in the District on Riddle Drive. This property has been in front of the Commission most recently in 2011 to construct the detached carriage house. In 2000, an application was filed to construct the main residence, and in 2008 the owners applied to the Commission to repair a stonewall on the property. All of the applications were approved by the Commission.

The applicants are proposing to install a 20' by 34' lagoon style in-ground pool in the rear yard of the property. The pool will be surrounded by a large patio with seating areas, a fire pit, and extensive landscaping. The pool and patio area will be enclosed by a 54" tall aluminum fence.

The applicants have provided extensive information regarding the pool, patio materials, landscaping and fencing materials. The plan does show that four trees will be removed to accommodate the proposed work, but the applicant has not provided images of the trees proposed for removal. The applicant will want to clarify with the Commission what trees will be removed. If the Commission feels the trees proposed for removal provide an important screening function, staff has included an optional draft condition that the applicant plant additional trees or shrubbery between the pool and the Bedford Center Cemetery property to the west (Condition #3).

The plans appear to have been thoughtfully prepared and a pool of this nature does not appear to be out of character with the property or surroundings. The property enjoys vegetated buffers with surrounding properties. The pool will be extensively landscaped and it does not appear it will be visible from Riddle Drive or surrounding residences.

Staff Recommendations:

Staff would recommend conditional approval of the application as the applicant has demonstrated consistency with the HDC Ordinance and regulations.

Ms. Milnes stated that she and her husband would like to install a 34'x20' lagoon style pool in their backyard and shared the pool design with the Historic District Commission. A landscape architect deigned the pool, and landscaping to coordinate with the existing carriage shed. There will be fencing and a stone wall, a seating area and a fire pit. The landscaping will tie in to the existing landscaping around the property.

Chairwoman Tamulevich stated that she liked the design. Mr. Fairman stated that he doesn't think swimming pools fit in the Historic District and if 2 Riddle Drive were a historic house, he would be very much against it; and unfortunately, the property sits directly behind a very historic home. Despite his feelings about pools in the Historic District, he knows that there is at least one pool (maybe more) in the Historic District and there are a lot of pools on Riddle Drive. He stated that he is not very much for it. He felt the request for a stormwater study by their neighbors, the Cornell's, is appropriate, as there has been run-off problems on Riddle Drive ever since homes were built there, and it needs to be understood whether or not the pool might make the run-off issues worse. He felt the need for such a study should be added as a condition. Mr. Connor cautioned against adding a stormwater report to the conditions, because in his opinion, it is outside the purview of the Historic District Commission. The purview of the Historic District Commission lies more toward aesthetics and preserving the historic character of the district, and its charge is not engineering and drainage. Mr. Fairman feels a historic home that may be damaged by potential run-off is within the purview of requesting such reports so there is no further damage to that home. Mr. Connors recommends providing the letter from The Cornell's to the Building Department when The Milnes file their building permits. Part of what is done when a permit is issued is that they look at things like erosion control and drainage. He noted the pool is sided closer to the cemetery and that the land is relatively flat in the location where the pool would be installed. The Commission reviewed the topography.

Mr. Fairman noted there is a steep hill between the two homes. Mr. Milnes stated that the top of their property is where the 351 elevation is. The 351 elevation is right about where the carriage shed is located. The property slopes off toward the cemetery, and on the backside of the carriage shed there is a combination of a hillside sloping down and a storm drain that continues the flow into the natural flow that comes out of a pond (originally designed as a fire pond) that has a drainage pipe. During the development of Riddle Drive, Mr. Milnes spoke with Ralph Wiggin, and he said that the pond was originally there as a fire pond, but it wasn't particularly effective in capturing the water. The pond overflows during the Spring and comes down onto The Milnes' property; therefore the grading contours there are such that any flow that is coming from the top of The Milnes' level land slides off toward the area of the cemetery and there is a natural string of wetlands that follow the contour line between the steep bank at the cemetery and where it banks down from The Milnes' property. Mr. Milnes has stated for years that if there was ever a flood up near the pond their property would be in lots of trouble. The Milnes would like to contour so that runoff continues toward the cemetery side. It is basically flat behind their house because it was a field when they acquired and built on it, and then the land slopes toward the cemetery and The Redman's house/The old Burleigh house. For runoff to occur on the Cornell's side would be difficult, but whatever the Building Department would recommend, the Milnes would certainly adhere to. Mr. Fairman takes issue because they would be almost doubling the non-pervious surface on the property not including the driveways. The square footage of the new non-pervious surface would be about the same size as their home, which will cause major changes to the runoff on the property, the amount of water that gets absorbed into the ground, and to the water table. Mr. Milnes understood but stated to the extent that there is any runoff coming from the pool area it will slant off toward the West side, not the East side.

Ms. Walker asked what surface the Milnes were planning on placing around the pool for the patio area. Mr. Milnes indicated they would use a non-interlocking paver system and sand-style grout so there is some level of absorption. He shared a photo of what it would look like.

Ms. Rombeau asked if they would be removing trees and if so, what type of trees would be removed. Ms. Milnes stated they would like to remove 5 pine trees (not 4 as originally stated) that are in proximity to the pool. Mr. Milnes voiced concern that each and every winter over the past 18 years they have lived there, winds (either a Northeast wind with a bad storm, or a Northwest wind) have caused a continual falling of the big pine trees as they have aged. So far one has not fallen on their house yet, but all of the trees they wish to remove are capable of reaching the house. They are not impacting any view or privacy from the cemetery. There are deciduous trees along the cemetery, so in the summer months when the pool would be in use the leaves would be there and the pool could not be seen from the cemetery. The 5 trees they would like to remove would crush the pool and the fence if they were ever to fall down. They are located right on the edge of where the pool would go and are shielded from the cemetery by deciduous trees that create a buffer in the Northwestern-most area.

Mr. Fairman stated that if everyone in the Historic District were to cut down every tree that might fall on their home or garage there would be no more trees left in the Historic District, so he opposes allowing The Milnes to take down the trees and he doesn't think the trees will interfere with their pool.

Chairwoman Tamulevich feels old pine trees are a hazard, and she's seen too many come down and cause damage. While she doesn't advocate for taking down all trees in town, she sees no problem with the Milnes taking down the 5 proposed trees. They are not affecting any neighbors, nor affecting any view.

Ms. Walker asked if the pool and patio would be visible from the road once completed. The Milnes stated it would not. She asked if it would be visible from Ministerial Road, and The Milnes stated it would not. She asked if aesthetically anyone else in the neighborhood would be able to see the pool. Ms. Milnes said it would only be visible to themselves, and perhaps anyone who might drive to the highest peak of the road in the cemetery and look down on The Milnes' property during the winter months when there are no leaves on the trees. Ms. Walker confirmed the location of the Cornells' property on Ministerial Road. She asked if water drains from the Milne's property in the Cornells direction, or if it drains in the area of the cemetery. Ms. Milnes stated that the letter she saw tonight from the Cornells was the first time she has ever heard of any issue from them about water run-off to their home. She noted that during rain storms water pours down Riddle Drive, but it is not coming from their property. The contours of their property are such that it drains back toward their carriage shed and down the drainage pipe which flows away from their property. Mr. Milnes stated that even when the fire pond is absolutely overflowing, it comes down their hillside, and down the back of their driveway to the back of the carriage shed; and that is why they placed a storm runoff drain there to send the flow to the culvert originally built by the Fire Department for the fire pond. It would not be

possible to get enough flow from their property to drain in the direction of the Cornells' property.

Ms. Rombeau asked a process question: Without stepping outside of the bounds of The Historic District Commission, how do we make sure the above-mentioned concerns are addressed? Mr. Connors stated that the Milnes home is on the edge of the Historic District; the pool meets zoning requirements and setback issues, so the Milnes could just pull their building permits. The building official would then come out to their property and look at things such as erosion control and drainage as they work with the Milnes on pulling the permits. To his knowledge, The Historic District Commission has never required engineering studies for single-family home additions or pools. The Town does require them for commercial development and when new lots are built in Bedford. Ms. Rombeau asked if a neighbor concerned with water run-off has ever asked a question like this that has been addressed in the building permit process. Mr. Connors stated there have been lots of situations where neighbors have concerns with their neighbors' runoff, but The Historic District Commission tries to stay out of that, because there is an avenue for residents to address those disagreements privately and the Town does not want to get in the middle of private matters. If runoff from a Town road issue, then the Department of Public Works will usually address those concerns.

Mr. Granfield asked what color fence the Milnes planned to install. Ms. Milnes stated it would be black and made of aluminum.

Chairwoman Tamulevich asked if The Cornells' letter could be given to the building code official. Mr. Connors stated that the letter could be given to the building code official along with the minutes of this meeting to let them know there are special concerns regarding drainage. Chairwoman Tamulevich asked if this would be agreeable with the Milnes and they stated they were in agreeance with it. Chairwoman Tamulevich stated that she knows for a fact that the Milnes' pool would not be the only pool existing on Riddle Drive.

MOTION by Ms. Walker to move that the Historic District Commission approve the installation of the lagoon-style in-ground pool and associated tree removal at 2 Riddle Drive, Lot 14-50-15, as requested by the applicant in accordance with the information submitted, because the applicant has provided evidence that demonstrates consistency with the Historic District Commission 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 plant two trees with a minimum caliper of 1.5 inches or four arborvitae shrubs between the pool and the Bedford Cemetery property.

The motion was seconded by Mr. Vaccarello. Vote taken – all in favor. Motion carried.

IV. Other Business:

None

V. Approval of Minutes – February 5, 2019

MOTION by Mr. Granfield to accept the site visitation minutes and the minutes of January 8, 2019 with the following corrections to the January 8th minutes: In the area on the first page where it says “Present” it should be corrected to state that Mr. Granfield is a regular member not an alternate member, and any instances where his name is misspelled as Granville should be corrected to Granfield. The motion was seconded by Ms. Walker. Vote taken – all in favor. Motion carried.

VI. Communications:

Mr. Connors stated there were no communications, other than the fact that Town elections are next Tuesday, so please make sure to go vote. After the election, the new Town Council will make appointments to all of the Boards. Rebecca Durrell has resigned from The Historic District Commission, so hopefully we will get a new batch of members. Chairwoman Tamulevich expressed her intent to write a letter stated that Ms. Walker and Mr. Vaccarello becoming permanent members if that was alright with them. Both Ms. Walker and Mr. Vaccarello stated it was.

VII. Members Comments and Concerns:

None.

VIII. Adjournment:

MOTION by Chairwoman Tamulevich to adjourn meeting at 8:20 pm. The motion was seconded by Ms. Rombeau. Vote taken – all in favor. Meeting adjourned.

Respectfully submitted,
Tiffany Lewis