

Town of Bedford
Historic District Commission Minutes
March 7, 2023

A meeting of the Bedford Historic District Commission was held on Tuesday, March 7, at the BCTV meeting room at 10 Meetinghouse Road, Bedford. Present were Joe Vaccarello (Chair), David Clark (alternate), Kelly Tope (member), Lori Radke (Town Council Representative), Elaine Tefft (member), Jillian Harris (Assistant Planning Director). Absent were Lisa Muskat (Vice Chair), Steve Clough, (Planning Board liaison), William Carter (Town Council alternate).

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

Chair Vaccarello called the meeting to order at 7:00 p.m. and appointed Mr. Clark to be a voting member this evening. Ms. Harris reviewed the agenda.

II. Old Business: None

III. New Business:

1. **Kelly and Julie Martin (Owners & Applicants)** – Request for demolition of a shed at rear of barn structure and addition of a new structure in existing footprint, located at 73 Bedford Center Road, Lot 14-8-2, Zoned R&A.
2. **Allan & Judith MacLellan (Applicants) and Ellen Bostwick Family Trust (Owner)** – Request for tree removal, located at 37 North Amherst Road, Lot 20-65, Zoned R&A.

IV. Other Business:

1. Discussion of a tree removal violation at 51 N Amherst Road, Lot 20-64-1.
2. Certified Local Government Application.

V. Approval of Minutes from Previous Meetings (September 6, 2022 and November 1, 2022 Workshop)

VI. Communications

VII. Members Comments and Concerns

VIII. Adjournment

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

III. New Business:

1. Kelly and Julie Martin (Owners & Applicants) – Request for demolition of a shed at rear of barn structure and addition of a new structure in existing footprint, located at 73 Bedford Center Road, Lot 14-8-2, Zoned R&A.

Mr. Kelly Martin presents: Kelly Martin, 73 Bedford Center Road. Basically my application is the property has an existing barn on it and on the backside of the barn there was an add on to it. It was a feed shed that was used for care of animals. It has come to the end of its life cycle as far as structural integrity and has gone past the stage where it would be feasible to repair. So, on the application I'm requesting to be able to demo that shed and construct a new... Ms. Tefft asked is that the shed on the screen. I have no way of knowing what it is you're talking about, because I asked if I could go and look at your property and you said no. So these photographs are new to me. I have no idea what we're talking about. So could you, while you're talking about what you want done, can you tell us, for example, what is that? Is that part of the barn or is that a shed? Mr. Martin replied actually, you requested to go in my shed on my property by yourself, and I decided that that was unsafe at the time with the snow cover we had. Ms. Tefft said not in your shed, on your property. I offered to bring somebody with me. Mr. Martin said so, in the interest of your safety and the protection of my property... Ms. Tefft said insurance policy. Mr. Martin continued; I denied that request just so we are clear on that. So that is the shed that we are requesting to be removed. Ms. Tefft said that's a part of the shed. Now is the part I'm seeing is that east, west, north, or south? Mr. Martin replied that would be the north side. Ms. Tefft said the little window is on the north side? Mr. Martin replied yes, ma'am. Ms. Tefft said OK.

Mr. Clark asked what's the footprint on that? Mr. Martin replied it's about 12 by 24. Mr. Clark asked 24 is the length of the back? Mr. Martin said yes, the width, and then 12 foot deep. Mr. Clark asked is the 24 feet the same width as the front of the barn? Mr. Martin replied yes. Mr. Clark said OK. Ms. Tefft asked is that shed the 1.3 feet from the property line? Mr. Martin replied yes. The whole side, the easterly side of that, the property line runs approximately 1.3 feet off that. Ms. Tefft said which is about 15.6 inches. Like this big. Mr. Martin said I will take your word for that. Ms. Tefft continued which is, frankly, I think smaller than the seat on a school bus or an airplane. Mr. Martin said it could very well be. Ms. Tefft said we all know how comfortable those are. Mr. Martin said could very well be—very tight. Ms. Tefft said very, very tiny. Ms. Tefft said OK, now can you tell us what this is here? Mr. Martin replied that is the plot plan of the property, and if you look at the building where it's closest to the property line, that's where the existing barn is. Ms. Tefft said OK, so... Chair Vaccarello said hold on, Ms. Tefft, stop for a second, please? Ms. Tefft asked can you tell us where it is? Chair Vaccarello replied yes. Hold on a second. I would ask the Board and anyone else, please let Mr. Martin finish his presentation and then I will call for questions, OK. Ms. Tefft replied but it's gobbledygook if I don't know what I'm looking at. Chair Vaccarello replied I hear you. So, where he can point out certain things along the way, I'd like to... Ms. Tefft asked will you ask him to? Chair Vaccarello replied sure. Ms. Tefft said thank you, like north, south, east, west. Chair Vaccarello said Mr. Martin, if I may ask that you continue and as we get along, we'll call out different parts so everybody's aware of rough proximity to where things are.

Mr. Martin said I'm going to I'm going to start over. Chair Vaccarello replied yes, please, that would be great. Thank you. Mr. Martin stated so on the property, on the eastern side of the property, there's an existing barn with the front of the barn facing south running back due north. The barn itself, although in post and beam, although salvageable, will require some repair to it with the post and beam trusses etcetera, which my wife and I have decided to try to maintain for the integrity of the barn and keep that look. The back portion of the barn, the furthest to the north, is a shed structure that comes off the barn.

That has become unrepairable. It was a feed shed. It still looks like a feed shed. There was no foundation. It was all basically just fieldstone that basically had sunk into the earth. So that portion of the structure is sinking and is no longer usable, no longer feasible to maintain.

The intent of this application is to request from the Historic Commission, permission to demolish that shed portion, which was an add-on to the original barn. Chair Vaccarello said OK. So could I just stop you there? On this picture here, can you highlight with the mouse roughly where you're talking about getting it demolished? You do have a mouse with a pointer. Hopefully that will work. Mr. Martin said OK. Thank you. Right there is the shed portion, and the approximate size is 24 feet wide, 12 feet deep, and that is attached to the original barn, the original post and beam barn. Chair Vaccarello replied OK. That is clear to me now. Thank you. Mr. Martin continued so just to kind of go back here, Ms. Tefft, that is a view from the north looking at the end of the shed, and you can see where it's attached to the barn right there. So from that barn to this outside edge is approximately 12 feet.

I'm going to go through a couple pictures of the inside just to illustrate the condition of the inside. Mr. Clark asked are these of the shed? Mr. Martin replied yes, these are the shed portion. So you can see basically undersized rafters, old barn board roof. Again, foundation-wise just basically fieldstone which is what it's placed on. So that gives you an idea of the foundation. That's basically the front of the barn looking from south to north. This was an application we did two years ago where we actually were going to tear down the barn and then put living area up above with two dormers which would be on the easterly side. Chair Vaccarello asked so did that work ever occur? Mr. Martin replied no, it never did. Chair Vaccarello said OK. So I'm guessing that original application or that original motion would have been done within two years. Mr. Martin replied yes, two years had passed. It was really at the time more work and energy and expense and really at the time the market made sense. This is the back side of the house, looking towards the south. And that portion over here on the left-hand side, although the windows and doors won't be put in there like that, that would illustrate the end of the barn. So, in essence, what we would like to do is get rid of the shed and basically extend the barn in a northerly direction. So if you're looking at the side elevation, it would look like the barn would just continue. Ms. Tefft said I'm sorry, I didn't hear you. Mr. Martin repeated if you look at the side elevation here, basically the intent is to extend the barn elevation, the 12 feet, towards the northern property line so that looking at that side elevation would look like a barn as opposed to having the shed.

Mr. Clark said on the front elevation, I see two roof lines. So the one on the far-right side up top, was that where the dormers were supposed to be? Mr. Martin said yes, they would illustrate the dormers. Mr. Clark said and so you're not going with a dormer proposal? Mr. Martin replied no, I'm going to keep it more barn-like, more barn-like view. Mr. Clark said and my other question is if permitted to build this, obviously you've got some distance to go on this. Are you still going to use it as a barn as it had originally been historically designed for or what's going to happen inside? Mr. Martin replied the original barn area would remain barn/garage. That 12 by 24 would become a mud room. So that egress from the house would go through that mud room to the back of the—you could enter through the garage and you would enter that mud room and you could access the house from there. Mr. Clark asked so you would park on a winter day in front of the house and go all the way through this? Mr. Martin replied well, basically on a winter's day you could pull into the first portion of the barn. The last 12 feet would be mud room. Mr. Clark said OK, and what are your plans for the 2nd floor? Mr. Martin asked is Deirdre here? As I told her, we would put our artificial Christmas trees up there and she reminded me we had five up this year. So, the five Christmas trees would go up there, so it would be used for storage. No intent from our perspective to have any living area up there.

Chair Vaccarello asked are there other questions for Mr. Martin? Let me just tell you where my head's at right now. Looking at the application, knowing we still have yet to get the variance granted by the Zoning Board, let me just ask you a couple of quick questions. Do you have materials picked for the siding? Do you have windows picked out? Do you have all those things that you can show us tonight as by way of actual samples so we can see what's going to be built in its place if we approved this? Mr. Martin replied I don't have samples. Basically, it would be keeping with the same character of the house with wooden clapboards shingles, asphalt shingles. It would basically mirror what's there. I don't want to take apart everything that already exists, and so it'll be tied in to match. Chair Vaccarello said OK. So the demolition though is covering, like everything's coming down. That's your intention. Mr. Martin replied that twelve feet in would basically be which is kind of falling off anyway. The cut line would be there where that post and beam barn is, and that portion would be removed and a foundation would be put in. Chair Vaccarello said so here's my thinking. I'm going to talk out loud for a second—but as I'm looking at a motion and as I'm looking at the work and the things that are missing, I feel like I could be persuaded to approve the demolition piece of this, but I would hold off on approving any new structure to be built until such time as we have the zoning approved, because that will potentially impact your footprint and your ability to do any of the other items. At which point I would say you come back and we talk about what you're actually able to build based on the zoning permit. So that's kind of my thinking. I'd be curious if anyone else has any thoughts. Ms. Radke replied I agree with you because there's still some things missing. We need to see some more drawings of what it's actually going to look like. So, as far as procedural, if we table this to a date in the future, when he comes back, does he have to fill out another application or can he add on to this with the new addition after he goes through the Zoning Board of Adjustment? I'm just curious. Ms. Harris said you can Table it and ask for more information and he can provide further information. Ms. Radke said OK, so he doesn't have to reapply. Ms. Harris said no.

Ms. Radke said another question, if we approve it tonight and he has to come back with the addition, he has to reapply for a new application. Is that correct? Ms. Radke explained if we approve the demolition and not the addition to it, he'd have to reapply and come back for the others. Ms. Harris said you could take up the demolition separately from the addition. Ms. Radke said OK, and then just table the rest of it? Ms. Harris replied yes. Ms. Radke said OK, I just didn't want him to apply twice. I'm just trying to save you that. Mr. Martin said that's fair.

Ms. Tefft said I have questions. I've carefully gone over all of the material. Chair Vaccarello said so, Ms. Tefft, I would ask is in the interest of ... Ms. Tefft said on the destruction. I would not agree to letting him destroy anything at all, because this is the Historic District and there's many a slip with a sledgehammer. And I think the whole thing should be Tabled, quite frankly, until he gets approval from the Planning Board for the variance or whatever you call that Board. Quite honestly, I don't see any allegation of any hardship that would encourage someone, to let somebody build that much square footage to 1.3 feet, because the only hardship that would be entailed would be by the abutters during the construction, during the demolition, during almost everything that occurs on that side of the property, including taking down the shed. There is no way they can avoid dumping stuff on the property, trespassing on the abutting property. I have some serious issues with this. That's not historically what the Historic District does. But I do have questions about his application, and I think I'm entitled to ask those because he submitted this as being his position and his information and belief. And if this is his information and belief, I just need one or two things cleared up. Ms. Tope asked can we talk a little bit more about the demolition? Is he even interested in us approving only the demolition? Chair Vaccarello replied I was just going to get to that point before Ms. Tefft spoke. I was going to ask, if we were to make a motion to allow you to demo and then come back with more information after the zoning has been approved and all that, is that something that you're interested in to keep things moving forward? Ms. Tope said that

leaves him a bit in limbo, though. I'm not sure what it does except gives the property at 69 a half-finished view to look at. Mr. Martin said to get the permit for the demolition, obviously I would like to go forward as much as possible with the understanding, obviously, I need to go in front of the Zoning Board. I'd be very interested to understand from the Historic Commission's point of view, what their view is as far as not allowing the demolition and/or not allowing the reconstruction of the structure. Ms. Tope said my input on the latter piece is I think we don't have enough information typical to what we would generally have to make an approval regarding the materials and the specificity of the architectural plans. As to the first point on the demolition, I was kind of curious what your perspective is on if we don't have agreement on what the rebuild looks like, do you want to demo even and tear down not knowing what you're going to be able to build? I'm not sure that helps you. Mr. Martin replied well, unfortunately, that shed portion is failing. So, with the engineer's letter, there's no reconstructing. My fear is that there might be further issues with the roof causing problems with the post and beams of the barn. I just don't want it to go that far. Mr. Clark said well, you have it propped up in the back. Mr. Martin said yes, it's propped up. Ms. Tope said I don't want to see you suffer harm either if we end up not approving your next version of the plans and then you spent money to tear down your shed and barn.

Mr. Martin asked as the Historic Commission, if they wouldn't allow me to take down a failing portion of the structure, and rebuild... Ms. Tope said I think we would allow you to take down the structure that's failing. I think the concern is the overall project, and it seems like you're taking down more than the part that's failing, but also wanting to take down the entire barn structure before we have agreement on what a rebuild looks like. And I would hate for you to suffer harm, also, and not get approval for what you want later and then have torn down a barn structure that is structurally intact and there's just the one piece that's not. Ms. Radke said I don't think he's taking down the whole barn, correct? Mr. Martin replied no. Ms. Radke continued you're just taking off the feeding shed behind the barn, so my guess is once that's taken down, you're going to add to the back of it to make that a little bit longer so that you can use it as a mud room. So he's not taking the whole—he's just going to add to it. Ms. Tope asked so then if we were to approve demolishing the part that's falling down, I guess he would have to be comfortable with if he didn't get approval to add the extension for the mud room that he rebuilds in a substantially similar fashion that we have right now. Mr. Martin said yes, those are my options. Either extend the barn with the elevation of the barn or take down this existing structure and rebuild it basically the way it looks right now. If the Historic District Commission, if I'm understanding you correctly, is saying anywhere in the Historic Zone overlay that there is no way that a property can change its... the structure cannot change in any way.

Mr. Clark replied no, that's not true. It would be 2 stories. That's your proposal, which doubles the square footage. It goes from 288 to 576 square feet, and it also creates concern for the neighbors. I would say I think you're within your right to tear down and demolish the shed, but I'm not so quick to say, adding another story in light of the fact that you've also been approved to build a pool and a 10 by 12 pool house. So it's .52 acres and I just kind of wonder...that's cramming a lot of stuff into 1/2-acre parcel of land. So, if I could have had that conversation in 1866, I would have asked them to abide by 2023 Zoning. Unfortunately, that was impossible. Mr. Clark replied well, times have changed a little bit, haven't they? Mr. Martin said yes, times have changed. The ability to maintain value of invested property is something I think needs to be considered.

Mr. Clark said well, one other question I have and it's no small secret you've had dumpsters out front, and we talked about allowing the demolition of this shed. What has been going on inside? Mr. Martin replied the floor area of the barn and the shed area was basically just failing, was just falling down with the warm weather we had and a little bit of snow on the roof. Mr. Clark said I mean, I don't have any problem with

the shed part of it. Mr. Martin continued, and then the barn floor, back in 1866, the way it's structured has just failed. So that whether you were pulling in a small lawn tractor, there's, no way a car was going to go in there. So, basically because I was assuming that I would get permission to at least have the ability to demolish the shed portion that was failing. I would get that down and take the floor out so I could prep that to be a poured concrete to allow it to be used as a utility structure, to keep up with the times. They're not pulling hay wagons in there anymore. And so that was the demolition that was going on. Mr. Clark asked so you are going to put a floor down that will support a vehicle? Mr. Martin said yes, vehicle, people, tractor. Mr. Clark said well, as opposed to a living room or a playroom or a game room or something, OK. Mr. Martin said yes. Chair Vaccarello said all right. So, I'm going to re ask my question. If we move to approve the demo of the shed, is that something of interest to you? Because at this point in time where I'm thinking and obviously, I need someone to make this motion, I would be willing to approve the demolition of the shed, but until zoning approves anything else, and until I see actual architectural documents, windows, siding and all those kind of samples, I wouldn't even entertain a motion on approving anything that's new construction yet or reconstructing.

Ms. Tefft said point of order. Could you please be specific? I'd like to know what the square footage of the shed is. Shed is an ambiguous thing. How many square feet are we demolishing or you're considering saying he can demolish? Mr. Clark said 288. Ms. Tefft said if you don't mind. I think we're using very vague terms here, and I feel a lot better with numbers. I feel better with square footage. He's got 1/2 acre with all of this building. Ms. Radke said OK, so the answer was 288, so that shed that he shows right here. It's on here. That's what he's tearing down. Ms. Tefft said yes, well, that's part of it, it's not all. I'd rather hear him say it. Unless you represent him? Chair Vaccarello said OK, can you go ahead and represent how many square feet please? Mr. Martin replied 288. Chair Vaccarello said all right, with that said, I'm going to hold off on any other questions. I want to hear from anyone in in the public forum. I want to give someone a chance to add any comments on the public behalf. So, if we can Table our questions until after? If there's anybody in the public who would like to speak, please come up to the microphone, state your name and your address, and we'll hear from you.

Public Testimony:

Ms. Deirdre Menard of 69 Bedford Center Road, Bedford comments: I'm Deirdre Menard. I'm at 69 Bedford Center Road. Mr. Martin knows that because we spoke today, and we've spoken a couple of times in the past about this. We're trying to be good about communicating, so we're not having these discussions here. We're having them personally as neighbors. So we've talked about this quite a bit and I just wanted to ask a question, because this is within just about a foot of my property line and it is straight across from my kitchen and my dining room, so it I have a really direct view. Also last summer, when a propane tank was being put into my backyard, which is what I considered this western side of the property because of the way that it's not technically the back of the house, but it is for the purposes of how it gets used. So, when a propane tank was being put in the backyard, they also excavated the area behind where the kitchen is there so that there could be like a pea gravel patio there because there's no outdoor space at all to use the outdoors to sit and hang out. So that space is also directly across from this. So, Mr. Martin and I are still, I feel, trying to work out how we're going to make this work for both of us, which is why I'd requested that this be tabled today in the letter that I shared with you and also emailed to Jillian. Maybe if you could send that around later, I'd appreciate it, because there are also photos that I wasn't able to get printed out in time for the meeting that are not in your letter. But anyhow, what I'm asking is if it's demolished, if demolition approval is granted today, does that not necessarily sort of put us in a situation where it's almost a foregone conclusion that the next step will be to build something that the Martins wanted to put here. Or does it mean, really, that we're equally likely to do it or not do it? Do you hear

what I'm trying to say? It sort of feels like it would create momentum. So that's the only thing that I would be concerned with if we talk, and I guess how long would it look bad straight across from the kitchen is another question. Thanks.

Ms. Radke requested permission to comment. Chair Vaccarello replied absolutely, please. Ms. Radke said the other option would be... I'm just putting it out there, Deirdre, right? So, you're saying if we don't approve the demolition, the option is to just leave it there and not do anything. I'm just asking if that was your thought. If we don't approve it, is to just leave it as is, where it's a very dangerous... Ms. Menard replied well, yeah, I don't know how dangerous it is. I mean, it was, you know, I've been through there. I've been in there as a guest of the Martins. And I know that they did do pretty heavy demolition recently, and after that demolition, they started to prop it up. So I mean, I would question dangerous because no one's in there, and the rest of it's a barn that nobody's in because you can't even put a car in there now. So, I'm not sure why we would think it was dangerous. But even still, I guess if you viewed it that way and were thinking about recommending demolition, my questions would still be the same. Does that create momentum? And what does that look like and for how long?

Chair Radke requested permission to inquire of the applicant. Chair Vaccarello granted permission. Ms. Radke said Mr. Martin, a question I have for you. If we approve the demolition, the demolition comes down, and you did not get approval to extend that barn, what would you do? You would just end it, right, with a wall, I would assume, in the back? Mr. Martin replied if I wasn't allowed to replace the structure? Yes, basically it would... Ms. Radke said your barn would end there minus the 288 feet coming out, correct? Mr. Martin agreed. Chair Vaccarello asked anyone else from the public care to comment? There were no further comments from the public. Chair Vaccarello closed the public session.

Ms. Tefft had further questions. Chair Vaccarello said I would remind you let's bear in mind where the conversation is going. Ms. Tefft said so you're just talking demolition, but... Chair Vaccarello said no, I'm not. I haven't heard a motion yet. Ms. Tefft said well, OK, I understand. I know you have the majority vote, and you can get what you want, OK? I figured that out. Chair Vaccarello replied that's irrelevant to the conversation. If you have questions, please ask them. If not... Ms. Tefft said OK, first of all, I'd like to know has there been any allegation of that building being dangerous at this point? Because you said it was a very dangerous situation. Are you alleging that it is a dangerous situation at this point? Mr. Martin replied I'm saying it's structurally unsound. Ms. Tefft said well, yeah, but not dangerous if you stay out of it. Mr. Martin asked can you give me the definition of dangerous? Ms. Tefft replied, I don't know. She used the word. Ms. Radke replied I used it because you said structurally unsound. In my mind, it's dangerous. If it's structurally unsound, it's dangerous. Ms. Tefft said OK, but there's no hard evidence. There's no concern that somebody's going—because he did express a concern that I not go over because I could hurt myself or get hurt. When were these pictures taken? Mr. Martin replied probably in the last month. Ms. Tefft continued so the leakage and this—which happens all the time in a barn—that is still there so that can be seen? Have you started any demolition? Or is everything in these pictures still there? Mr. Martin replied no, the floor has been taken up, and the building has been cut up so we could prop it up as it was sinking down. My fear was that if the roof came down and took out the post and beam portion of the barn that we want to save, that would be not a good thing. Ms. Tefft asked are any of these pictures post and beam? Mr. Martin replied, no. Ms. Tefft said OK. And there are actually granite slabs in the foundation? Mr. Martin replied no, that's just the one side. Ms. Tefft asked one side of the foundation? Mr. Martin said yes, one side of the westerly side. Ms. Tefft said I thought I saw someplace I read that it was just steeled stone for the foundation, and that looks to me like actual granite. Mr. Martin replied right by the house, or the very tail end of the barn, there were those granite blocks. The

rest of it, the back, the northern side and the easterly side is just stone rubble or disappeared for the most part.

Ms. Tefft asked how do you plan to protect the abutters if the majority does vote that you can take down the shed? How do you plan to protect the abutters from debris, and how long is it going to take, and are you prepared to just not be able to put the addition on? Are you prepared to go from—what you want to do is to go from 288 square feet to 576 square feet—Is that correct? But you may end up just getting rid of the 288 and not getting the 576. So, you could possibly lose. You're prepared to do that? Mr. Martin replied no, I'm not really prepared to do that. That's not something that I would like that road to go down to. Ms. Tefft said nobody likes it, but it's not a given that you're going to get the variance. Mr. Martin said and that would be in another forum. Ms. Tefft replied exactly. Exactly, on the 21st of March, yes. I know all about that. Chair Vaccarello said Ms. Tefft, two more questions, please. Ms. Tefft asked what? Chair Vaccarello restated, two more questions? Ms. Tefft replied OK. So, he hasn't answered that one about protecting the abutting property from the demolition debris. Mr. Martin replied well, obviously, we would do the best we could. It's a fairly small structure that's being demolished. Obviously, it would be done carefully. Unfortunately, I think the gist of it and where it we go with the Planning Board or the Zoning Board... Ms. Tefft said no, I'm asking. I don't care about the Planning Board right now. I'll be at the Planning Board. Mr. Martin asked can I finish? Ms. Tefft continued, I wanted to hear about the neighbors. Mr. Martin repeated, can I finish? Ms. Tefft said yes—to my question. But he said I have two questions. I'm not interested... You've already sold three members on what you would do. Chair Vaccarello said OK, Ms. Tefft, I'm done. Could I have a motion, please?

Ms. Tope asked can I ask one quick question? Chair Vaccarello said please. Ms. Tope asked as to the project, the September 22nd pool, obviously you didn't construct a pool during the winter. That's totally reasonable, but is the timing of the request related to the other one? Are you trying to do the work at the same time? And what is a timeline, and would we consider attaching some sort of timeline to come back for this? Because we keep talking about this kind of unfinished state and we don't know what's going to happen. I would assume the work that we approved on September 22nd, he would start in the spring. So do you already have plans for that? Or where are we, and are you trying to tie them together? Mr. Martin replied well, I'm trying to tie them together. So there's a timeline of construction and scheduling, to minimize the impact on the neighbors, on the neighborhood and on ourselves.

Mr. Clark asked was there an architectural rendering of the 10 by 12 whatever you want to call it, pool house? Mr. Martin replied no, there were some pictures I brought in. Mr. Clark asked of look-alikes? Mr. Clark replied yes, and you guys sat in that meeting, obviously I wasn't on this side. I don't remember. How long ago was that, and was it more than two years? Mr. Martin replied no, it was September-ish. Mr. Clark said OK, so, I think that's got to be thrown into the pudding as well, because this is a Historic District. I built a maple sugar shack that's 120 feet and I had to jump through hoops with you guys, and you approved it. But I had to come back and do architectural, and this is exactly what it's going to look like, right? So, I just ask about the pool house, because that's all part of what's going on that footprint. I mean, you could get a tin foil thing up at Lowe's. Oh, we wouldn't go to Lowe's, but, you know, like a cruddy little screwed-together, aluminum sort of deal. So I think that's something that I didn't hear anything about. Chair Vaccarello said we can probably pull that. Ms. Radke said if you don't mind, let me just make a motion. And then I think I might answer some of your questions and concerns. Mr. Clark said sure.

MOTION: Ms. Radke moved the Historic District Commission approve the application for demolition of a portion of the existing barn 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 of the demolition for the file.
3. The applicant shall obtain a demolition permit for demolition of the shed.

The motion was not seconded. Motion failed.

MOTION: Chair Vaccarello moved the Historic District Commission Table this item until after the Zoning Board hearing. The applicant can re-present with proper materials, build, and everything else. Ms. Tefft duly seconded the motion. Vote taken – 4-1, with Mr. Clark, Ms. Tope, Chair Vaccarello, Ms. Tefft voting in the affirmative, and Ms. Radke voting in the negative. MOTION carries. The application is tabled.

Chair Vaccarello invited Allan and Judith MacLellan to come forward to present.

2. **Allan & Judith MacLellan (Applicants) and Ellen Bostwick Family Trust (Owner) – Request for tree removal, located at 37 North Amherst Road, Lot 20-65, Zoned R&A.**

Mr. and Mrs. MacLellan of 37 North Amherst Road, Bedford present: Mr. MacLellan said good evening. We have 5 trees that have been throwing branches at us for years. This last couple of windstorms and what have you have put branches all over our lawn. There is probably as many branches still hanging up in the trees, waiting to come down. We've decided it's time to talk to our neighbor who owns the trees and get her to agree to take them down. And that's what we're asking. The motion is to take down 5 large northern white pines. We have approval previously to take down another dead tree that's on our property, not on our neighbor's, because these have definitely become unsafe. My wife proposed sending our grandchildren out to pick up the branches that are out there, and I said that's not happening. So, the branches are still there and they will be until we get somebody to come and take down the trees assuming we get agreement for that.

Ms. MacLellan said we have an agreement from the owner of the property, Ellen Bostwick, that she gives permission for us to arrange and have this work done. So we have that permission here. I don't know if it's in their packet. OK, so Ellen has given permission, and we have contacted Mike Boisvert of Boisvert Tree Company. We have a bid from him. We don't have a date for the work, obviously. He is waiting for the approval if we get the approval from the Historic Commission. I don't know if we have the pictures here. Ms. Harris said there are some pictures if you want to scroll through. Ms. MacLellan said well, there's our property. Mr. MacLellan said this is our property, and these are the trees over here, which are just on the property line. These 5 are the ones we're asking to take down. This is where the other tree is. It's a dead one. Ms. MacLellan said the lawn service was going to take that down, but they never got around to it. So now we're moving it to this request.

Chair Vaccarello asked any questions from the Board? Ms. Tefft. Ms. Tefft said you knew. Is Ellen's property to the right of those numbers where the trees are? Is that where she abuts? Mr. and Mrs. MacLellan replied yes, that's exactly on the property. Mr. MacLellan said right here in this area. Ms. Tefft said I did go and visit your property. Ms. MacLellan asked could you see the three branches on the ground? Ms. Tefft replied yes, actually, I parked in Ellen's driveway. I tried to call to get permission, but she didn't answer. So I thought, what the heck. I took advantage of the doctrine of self-help. There's no question in my mind that it's a good idea to do it—to take them down. I'm not sure that. Oh my! I saw that! Ms. MacLellan said we were property owners of this house, but we were not living in it when the tree fell down across our driveway. I don't know anything about the tree that did fall down, because we had closed on the property but hadn't moved in yet. And that's our neighbors moving the tree that fell down. Ms. Tefft said oh my gosh. Well, I've lost a huge Maple tree in my backyard and I'm lucky it didn't hit the barn. It fell the other direction, but it's a terrifying thing and it's deadly. It can be deadly. That is truly a dangerous situation.

Mr. Clark asked can you show us where North Amherst Road is on that site plan? Is it on the bottom? Mr. MacLellan replied yes. Ms. MacLellan said the trees are part of the Bostwick family history. They were planted by John Bostwick's, apparently grandfather or father, many, many years ago. And so it's sentimental trees. Mr. Clark said so, I drove past the property, and I understand what you're dealing with. I really dislike white Pines too. I hate them because they're brittle and they break when they get either a good wind load or an ice storm. They can be damaged. I did notice that there was one that was kind of away from the house. Have you considered maybe taking all but that last one in the row out? Arborists can trim a tree to clean it up and make it safe. Mr. MacLellan said we actually had that done just two years ago. Two years ago, \$2000, they trimmed the trees. Mr. Clark said OK. Ms. Tefft exclaimed oh, my God! Mr. MacLellan said well, these are very tall trees. Ms. MacLellan said these are huge trees. Mr. Clark added they're legacy trees. Mr. MacLellan said we didn't only because we were taking the others down, and we need to put something else in. Mr. Clark said that was my next question. Mr. MacLellan said we haven't decided on what that is yet, but we'll come by the... Ms. MacLellan said we have to give you a detailed proposed replacement trees or shrubs for review and approval by the Planning Department. I'm sorry, what did you say? It says on here that we shall submit a detailed of a proposed replacement trees or shrubs for review and approval by the Planning Department. Ms. Harris said that's a recommended condition. Ms. Tefft said that was the one thing that concerned me. I think it's nice that you want to plant trees and shrubs, but historically speaking, Bedford was not forest land, it was farmland. And I have photographs from the 19th century what Bedford was like. So, I think if you want to put plants in, I love plants. I love flowers. I love green, but I feel uncomfortable with saying that you shall submit a detailed proposal to replace them. First of all, I'm sure that you're planning to have your property look decent, but I don't feel. I don't think historically it's justified to put in shrubs and cute little things like that. It wasn't what Bedford was like historically. It's not even what Bedford is like now. They are more likely to get rid of green than put in green. But I certainly am in favor of you getting rid of those trees. I think they're in danger, and I hope if they're going to try to get you to submit a plan for replacements, I hope it's two separate motions because I would like to be able to vote in favor of you getting rid of those before they kill somebody. Mr. Clark asked do you have more pictures of the trees? Mr. MacLellan said yes. There's one now. That's our house. Mr. Clark said oh, it is OK. Mr. MacLellan said this is the latest bunch of branches that have fallen. This shed here is on Ellen Bostwick's property, as are the trees. And this is our property right here. Mr. Clark said a historic shed. Mr. MacLellan said these branches are all from this last before the snow. Mr. Clark said I just think yes, I think they need to come down. I would give a thumbs up on that, but I worry about future generations. All of a sudden, you're creating a field where there were trees, and there's been so many trees cut down in Bedford. I've been hurt by it as well, neighbors cutting down trees. So, I'm just a little sensitive of what you said, Ms. Tefft, of not planting

anything. Ms. MacLellan said David, you will be happy to know we bought this property in 2011. Since that time we have planted 22 trees on the property. Mr. Clark said have you really? OK, hopefully not white Pines. Ms. MacLellan replied no, no, no. I like flowering cherries and dogwoods and things like. Mr. Clark said great. That's super.

Ms. Radke asked the trees that you plan to cut down, are you're going to take the stumps out or leave the stumps? Ms. MacLellan replied we're leaving the stumps. Mike said it would be cut as close to the ground as possible. Ms. Tope said I agree they need to come down and that it's a safety hazard, just procedurally speaking, the applicants don't own the property where the shrubs would be replaced. So could we approve this application? And if you put contingencies on it, it's actually on a different property owner and that doesn't seem like it's procedurally sound. Ms. MacLellan replied we would be responsible for the plantings, not our neighbor Ellen. Ms. Radke said I almost feel like it's not our place to, probably. Ms. Tope said let them work it out. Ms. Radke said apparently, they have a very good neighborly relationship, and Ellen is here. So, for the record, I would like for her to just speak. Chair Vaccarello said if there are no more questions, I was going to open up for public comment. So if anyone has any comments, please move to the mic and state your name and address if you'd like to say anything. Ms. Radke said Ellen, you're clearly here. Just want to make sure. Just say, if you don't mind, for the record.

Public Comment:

Ms. Ellen Bostwick, 37 N Amherst Road, Bedford comments: Ellen Bostwick, 37 N Amherst Road, Bedford. I'm a little awkward on my feet. I've had a few bumps for the last four years. I know they're dangerous and when I was taking care of my husband during the pandemic at home for Hospice, the dog started whimpering about 3:00 o'clock in the morning. He said what the heck are they, they can't go out. There are no coyotes. And I went downstairs and I opened the slider out to the backyard and I was greeted with the top of a tree that is no longer there. It's just like those trees. Ms. Tefft said Oh my God. Ms. Bostwick continued yes, it came down from the other side of the yard. And I think Mr. MacLellan remembers seeing that, and we had a boy come over after we contacted the insurance company, which at that time was no help whatsoever. It punched a hole in the garage roof, and I'm just glad it didn't flatten the house. Because that's a very tiny house. And that was my in-law's house. That was—I have pictures—nothing but a chicken range. Grass from Wallace Road to Church Road to we call it, the swamp, up to North Amherst, and the 1st house there was that ugly old little shed. That was the thing that was built for the man who built the house that my in-laws had. And that was the only house there, 1937, I believe. They moved in in 1938 from Rutland, Vermont, and you could see McKelvie's house. You could see McKelvie was Van Loan eventually. You could see the Driscoll's house, which is now the Muskats. You could just see everything, and there were chickens. My husband came running into his mother and said, look, I caught the little red head and she went well you'd better go put it back. So it was a very different time. And I'm going to tell you, whenever we've had anything to do in the yard out there, there's a lot of sand in that yard. A lot of sand. And the water, when it rains really hard, comes right down where those trees are and it runs right down to the road and sometimes to our cellars. But they're dangerous, and I've had two—the one in the picture was in the newspaper, came down across their driveway in a wind shear and John and the man across the street and they cut it up. They thought that was terrible. Somebody else came over and got the stump out and we got it all fixed. So, we felt horrible for them. Another tree needs to be taken down, which is the matching one, and I'm going to have that one taken down. The Maple tree that was on the road for so long. We've lost so many Maple trees, old ones in Bedford. The guys took it down. I dealt with four different people to take down the trees I did take down, and they dealt with dangerous trees. And as they took it down with the cable and everything, they even saved a little a woodpecker that was inside. It had a nest. So you meet a lot of really nice people that care about

trees, but they're definitely dangerous. And that's just the tip of the iceberg. I was at a meeting in Amherst for the same kind of thing. It seems, though, that storm before Christmas, it was a 70-mile-an-hour wind, and it came up from the southern part of Baboosic Lake. It came dead to our property and the ones on the North, Camp Young Judea, and a few other people. We lost 15 trees bigger than those, and about five people came because we couldn't come down the road and go live in our house. So, I understand. And one split a house on the other end of Baboosic Lake. And so many people lost trees. It looks like a bomb dropped. What can you do with Mother Nature? We're in the situation where we have to conform with the Shoreline Protection Act. You don't just whack a tree down. So, I am very, very cautious about taking a tree down. But when they approached, I said thank you or something and how are we going to get this all done? And it's really been a headache. So, every time we have the March winds coming in, I go in the little dining room. It's far away from those trees as I can see. You're going to find me down in the parking lot someday. I also worry about the neighbors too, because that's what that place was. It was open. I think the second house in that thing was Dave Bailey's house up on Church Road, 1948. So, everybody has kind of come in and I've noticed now that people want to have a backyard. They don't want that very big open thing except for the right of ways that need to be ordered that are in the deeds. I don't have a problem. I think the MacLellan's are good stewards of the land, and I think they've done a lovely job with what they've done. I don't blame them one bit. I am just as frightened as they are, and I love trees. Ms. Radke said thank you, Ellen.

Ms. Tope said I have one quick procedural question for Jillian, if you don't mind? If we just approve the removal of those six trees, do we have to make it subject to any conditions? I know we usually say that within two years and submit completed work, but in this case, the Commission doesn't really have an interest in them taking the trees down. If we approve it and they don't do it, we're not harmed any. Neither is anybody else except the MacLellan's and perhaps Ms. Bostwick. So do we need to include that as a point of order? Ms. Tefft asked can I respond to that a little bit? I have to say thank you very much, Ellen, for coming and for filling us in with all that history. I could listen to you forever. But that's not an invitation for tonight. This has been the nicest Historic District event I've heard ever. They're acting as neighbors. They're concerned about safety. They don't have an edge. They don't have a hidden agenda. They just want to take care of business, and I would like to thank you very much for coming. Mr. and Mrs. MacLellan replied thank you. Ms. Tefft continued I was beginning to think what the heck am I doing here? And now I know what I'm doing here. The same thing when I award money to high school students, there's going to be one that's going to make you glad you're doing it. And you guys are my one. Thank you. Kelly, to answer your question, you don't have to attach any conditions to the approval if you don't feel that they're warranted. Ms. Tope replied OK.

Chair Vaccarello said so if there's nothing else from the public, I would like to ask for a motion. Mr. Clark asked can I just put one point in here? Chair Vaccarello replied, please. Mr. Clark said we're considering granting the MacLellan's permission to take down Ellen Bostwick's trees, which is fine. I don't have a problem with that, but is there any liability on the Historic District Commission's part for allowing that to happen? Five years down the line, they're two different owners in the houses and what did you do? You allowed the MacLellan's to take down the Bostwick's trees. Would there be some sort of a letter that could come, a joint letter that you both sign off on that would just state that? Ms. Tope suggested to make them co-applicants. Mr. Clark continued well, so one of the things was either co applicant or there was a letter already in there, yes, so that's what I was going to mention. Ms. Tope said yes, there's a letter in the e-mailed packet that we received. So, if we just list them as co-applicants, I don't think there's any other liability because at the end of the day, Ms. Bostwick still owns the property. So even if we approve it, she could change her mind and tell the tree service no if she wanted to. Mr. Clark said well, that's kind of my point. OK, I didn't see that. So just scratch that. Chair Vaccarello replied no, it's a

fair question. I had the same concern until I saw the actual physical letter and I was oh, that's great. Ms. Tope asked just as a point of order, can we list them as co-applicants? Ms. Harris replied the application is actually for Ms. Bostwick. The applicants are the MacLellan's. They submitted the application. But the application is for her property. Ms. Tope said OK, so we're good.

MOTION: Ms. Tefft moved the Historic District Commission grant the request for removal of 5 trees at 37 North Amherst Road, Lot 20-65 in accordance with the information submitted, because the applicant has provided evidence that demonstrates consistency with the Historic District ordinance and regulations and spirit.

Ms. Bostwick said I don't know if this has bearing on it, but the little note that I wrote said six trees because I miscounted. I already got the other tree that fell—5 trees. Ms. Tefft said if they're white pine, they're coming down.

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

Chair Vaccarello said thank you. Mr. MacLellan said thank you. Chair Vaccarello said let's take a 5-minute recess and meet back here at 8:11, please.

IV. Other Business:

1. Discussion of a tree removal violation at 51 N Amherst Road, Lot 20-64-1.

Chair Vaccarello said moving on to Other Business, discussion of the tree removal violation at 51 N Amherst Road, Lot 20-64-1 and Jillian, I'll turn this one over to you.

Ms. Harris said yes, I just wanted to give an update to the Commission on tree removal violation that we were made aware of maybe three weeks ago. We noticed that trees were coming down on Tuesday, February 14th. We immediately contacted the property owner to inform them that it was an activity that required approval from the Historic District Commission. The property owner indicated at that time that they weren't aware of the regulations regarding tree cutting, but that they would immediately stop the project and work with staff to file the necessary application for approval.

There's also some work being done on a drain pipe that the Department of Public Works roads coordinator, Archie Jackson, has been addressing with the property owner separately from this violation that I'm talking about tonight. We sent out a notice of violation on February 16th. We outlined the necessary steps for bringing the property into compliance with the approvals that are needed. The property owner has responded. They have been working to put together an application. They were beyond the deadline for this meeting, and actually just today brought in their application materials for the April meeting. So, I expect that you'll see that application on the April meeting to discuss the violation and the next steps for the property owner on bringing that property into compliance.

Tonight, I just wanted to give you an update that there was a violation. It is being addressed. And to let everybody know that it is being addressed by the property owner and that you should see an application to discuss it in the future. Chair Vaccarello replied great. Thank you, Jillian. All right.

Chair Vaccarello said moving on to next business, the certified local government application. Jillian, if I may ask that you... Ms. Harris replied since the property owner is here, I don't know if you wanted to invite her to speak to the violation at this time. Oh, OK. You can have a discussion with the property owner if you wanted to have that tonight. Chair Vaccarello said yes, please, if you're here and would like, please if you could come up and join us, yes, that would be great. And again, I would just remind everyone that there is no motion being cast tonight. Just hearing from the property owner with regard to the violation and if there are any particular questions. But there is no motion or vote. Please, if you could state your name for the record?

Ms. Robin Carlisle comments: Robin Carlisle. I'm not sure what I should do, what I should say, how much you want me to say. Chair Vaccarello replied I think for me anyway, I would just like to hear the nature of why you removed the trees, and what were the concerns, and any of those sorts of things that you feel relevant to share with us. That would be great. Ms. Carlisle said OK, yes. I've been worried about the trees for a number of years now because they've been starting to come down maybe 1, 2 a year, and I've dealt with them one at a time, two at a time. In the storm on Christmas Eve or whenever the big windstorm was, 3 of them blew down all at once and they went, like, right—instead of coming down towards me down the hill, which I assumed they would do—they went sideways. But the winds were crazy that night, and so my neighbor and I, because they fell on his property, we took care of them. We had them cleaned up. A month later, the next tree came down, and that was that very cold night that we had. That one came closer on my property. And I thought, well, OK, I've been waiting, I've been watching this, and I've been really nervous about it. I've got to take these trees. I've got to get them taken care of or I sit here and wait for it to fall on me. You probably all know the property. The trees are very close together, and they're very tall. So, I went ahead and I—the fella that cleaned them up for us the first time, I called him back and I said I need this tree cleaned up and would you please give me a quote to take any of the others that could fall on my house. I'm sorry, I apologize. Getting a permit never dawned on me. I mean, I've lived in the Historic District for a while, and I've been here before for other reasons, but the trees just didn't, I didn't do it. Mr. Clark asked were they Norway spruce? Ms. Carlisle replied yes. Mr. Clark continued; they were. That's what the one standing up there looks like. Ms. Carlisle said yes, I had three different people come. I had UNH Extension Service come a couple of years ago, and then I had two different tree companies and I said, what do you think about these trees? And they said, oh, one of the guys said to me, well, if you were my mother, I'd leave them right where they are. And that's what I was getting. So I left them. Mr. Clark said Spruce have a lifespan. Ms. Carlisle replied I know they do, and mine have met theirs. Mr. Clark asked how many do you imagine were taken down? Ms. Carlisle replied oh, I don't have my numbers in front of me, but it was like 24, I think. There's still 18 left on the other side of the driveway, and they're looking pretty good. Mr. Clark continued, well, if you're going to take one out of a stack of eight or nine, you can get something called wind shear. So it's better to keep clumps. You took how many trees you took, whatever. But if you just leave one tree, that's a bad thing, because then wind comes along. The trees act together to protect against the wind. So, don't leave just one. Do you know what I mean? Ms. Carlisle replied yes. Well, actually, I didn't. Mr. Clark said I know. Ms. Carlisle said I know that it was shocking. I mean, I'm very, very visible on that corner. And I know people probably just, you know, what is she doing? Chair Vaccarello replied thank you. Are there any other questions for Ms. Carlisle? Thank you very much. Thank you, and we'll see your application. It sounds like in April, so thank you very much.

Chair Vaccarello said at this point, we'll move on to the Certified Local Government Application if we could.

2. Certified Local Government Application.

Ms. Harris said at our November Workshop, we discussed the Certified Local Government (CLG) program that was with Brandi Laughlin, the Preservation Planning and Development Coordinator with the New Hampshire Division of Historical Resources. That division administrator administers the annual grant program for CLG communities, which we became last year—one of the newest CLG communities. She went over different projects that could be funded through the CLG grant, and that included surveys and National Register projects, preservation planning and information and education projects, predevelopment and development projects. And at the workshop, we discussed possibly submitting an application for a strategic outreach plan under priority one, which is for information and education. And I have provided the grant application materials for your reference in your packet. I've also attached an example of a community outreach plan that I found from another Historical Society in Pennsylvania and that was provided just for reference and discussion at this meeting. So, if that is structured in a way that the Commission would like to see our own plan structure, then I can draft the application towards something like that.

Letters of interest for the application are due March 3rd. I did submit one so that we were in compliance with that requirement. We can move forward with the application or not depending on what the Commission would like to see. And I guess what I'm looking for tonight is just some feedback on the example plan that I provided, and if that's the way we want to go with the application. If so, then I can draft an application for your review probably the May and June and before submitting in June. Ms. Tefft said I'm not sure what papers I should be looking at. Ms. Harris said we're down to the CLG application. I can give you... Ms. Tefft asked is this the one? Ms. Harris replied yes, that's the example Community Outreach Plan that's from the Cumberland Historical Society of Pennsylvania. Ms. Tefft said look at that. Now, is there anything in this pile that I should be looking at? Ms. Harris replied I also provided the application grant specification. So, there was an e-mail from Brandy Laughlin and there was a presentation on the CLG grant cycle as well. Ms. Tefft said it's not in here. What the heck is this? Ms. Harris replied I'm not sure what that is. That's the e-mail from Brandy. Ms. Tefft asked where the heck did that come from? It was in the stuff you... Ms. Harris replied that might be from the workshop. Ms. Tefft said I wasn't there. Ms. Harris replied yes, that's irrelevant. Ms. Tefft said I want my hummus bowl. It says I have a hummus bowl. Chair Vaccarello said I don't know if anyone else has any questions, but I think I like the example. So I think. I think that would be something... Mr. Clark asked what page is that? Chair Vaccarello replied that is the example that Ms. Tope is holding in her hand. Ms. Harris said we've been talking a long time about outreach and education and awareness. So I think if we came up with the plan that had sort of some real strategic action steps, that might be helpful for the Commission and guiding that awareness.

Mr. Clark asked what would be a typical project that some of these grant monies would go for and towards? Ms. Harris replied Brandy went over some examples last time. Under education and outreach, she said Amherst had a pretty cool map that they put together. It was an interactive map of the Historical resources in Town. So that's something that you could do for education information. They she went over something as simple as a pamphlet that outlines the purpose and authority of the Historic District Commission and what their goals are. Mr. Clark said we could blend some tree management into it—do's and don'ts. Ms. Harris said we could blend in workshops. I know some people did some real targeted workshops on specific topics. Ms. Tefft asked like what? Ms. Harris said she went over windows, window preservation, was one of the topics. It could be anything—whatever the Commission has an interest in. Ms. Tope said yeah, I think we had talked, and I know Ms. Tefft, you missed that meeting. There was a handout that went out afterwards, I think. You sent a PowerPoint presentation that was PDF. We did talk

a lot about education awareness because of issues like people not knowing that they have to come. We talked about when they buy their house, they get some little bit of information, but a lot of people have owned these homes or you see they're owned by trusts and passed down through families and people don't necessarily know. They don't know they're supposed to come here, and then we end up in these situations where things have been done without our approval. Mr. Clark said Mr. Vaccarello and I were talking about that before the meeting started. And even we've had situations where I filed for a permit and no one told me I had to come here, and I live in the Historic District. So it's just all that awareness goes well beyond

Ms. Tefft said well, I think I hold the record for living here the longest. And frankly, I when I looked at this, I started to highlight things because a plaque program to recognize historic buildings as mentioned—that was done years ago by an organization. I would never allow one on my house, and there are many people who wouldn't, because that's a violation of my property rights. So, the plaque program, I think, if people are territorial, is a nonstarter. It's been tried and it was like 40 percent successful. Public walking tours, again, this is not the kind of Town you want to walk in. You're not even safe riding a bicycle. They drive like crazy people in this Town, and there isn't enough of a concentration of historic buildings in the Historic District to make that safe or even desirable. Not only that, but you have the problem of people not wanting people on their property. And then hosting workshops for historic property owners for education. Finding experts on architecture and construction and history and paint. They are out there, but frankly they're all older and they're dying. Nobody is doing that kind of thing anymore. It's very commercial and very superficial. I could use a case in point. Somebody that was here tonight has something in his house which is very important. I don't want to use the word relic, but it is and an appropriate word from a 19th century house, and has not, even though the people, the owners, have been made aware of it and have been given information on how to care and protect and preserve it, there was absolutely no interest. And it's a rarity. People just don't care. I mean, I think it's wonderful. And I have been working on preserving our history and our culture, and I've put my money where my mouth is in terms of giving grants and awards to people who actually do that. But I think you're taking on a huge, huge project.

Mr. Clark said but even one thing like a little pamphlet. Ms. Tefft asked I didn't use any names on who's getting old, right? No. OK. Mr. Clark said but even a little pamphlet for people? Ms. Tefft said we did pamphlets. We did pamphlets. They were cute. They were in conjunction with the New Hampshire Antiques Association. Mr. Clark said yes, but I'm talking more about Historic District Commission, so people don't ask for permission to do something after they've done it. Ms. Tefft said which means contacting the people themselves. Ms. Tope said no, that's not what we had discussed previously. This was just sort of an example. I think Jillian's asking us for recommendations. Do we want to proceed with getting the grant money and then what are some recommendations as to how to use it? The discussion we had previously was around education on letting people know we exist. And what kinds of things they need to come for. I think the last woman who spoke with the violation. She seemed honest and sincere in not knowing she wasn't supposed to take those trees down. She probably knew if she was going to build something, she had to come here. But I think she just made an honest mistake so it wouldn't hurt to send out another pamphlet, do more outreach to the homeowners, letting them know these are the kind of things. Ms. Tefft are you talking about postage or are you talking about e-mail or are you talking about a meeting or? Ms. Tope said we're open to any of that. Ms. Tefft said I think you're going to be overwhelmed by the lack of response. People have got so many things to do with their lives. I mean, really and truly there's got to be a way to reach them, and I think, there is no welcoming committee when you come to Town anymore as far as I know. Mr. Clark said yes, there is. Ms. Tefft said there was a welcome wagon lady in the old days. Mr. Clark said no, if you get the new Bedford Greet magazine. Ms.

Tefft said see, I don't read any of that stuff. Ms. Tope said the lady reaches out to you and offers to drop something by your house or meet you. Ms. Tefft said well, you could do articles and things like that, I suppose, or you could do a program on BCTV. Mr. Harris said so those are suggestions that I would see coming out of this plan. We would have a strategic plan that says we're going to do X,Y & Z, and this is who's going to do it. And this is when they're going to do it. And this is how they're going to do it. And those are great suggestions that I can see going into that plan. Ms. Tope said and I don't think we were looking to burden any property owners or force anything on them. Just trying to get the awareness out there for the good, honest people who just may not know what the requirements are. Ms. Tefft said well, but then we've got the other side of the coin—people who flagrantly and deliberately. Ms. Tope said that's an issue for rules and regulations. Ms. Tefft said and that's frankly more of a detriment than a possible loss of the trees that were on the wrong property.

Chair Vaccarello said here would be my suggestion. I would say I think we should move forward. Ms. Tefft said I think we should, too. Chair Vaccarello continued and I would say brainstorm. Ms. Tefft said but I don't know what you're going to do with the money. Chair Vaccarello said so that's what I was going to say is I want to think about it, because I mean listening to Ms. Tefft and I know for myself, yes, you're not going to reach everybody. It's just how programs like this work. But, even if you stop one or two violations, you're still ahead of the game. So let's think about it. And if you have ideas, send them to Ms. Harris. Maybe we put this on for a couple months from now and we revisit any feedback and suggestions that come out. And let's see if we can get the application and get approved. Ms. Tefft said get the money first. Chair Vaccarello said yes, absolutely. Ms. Tefft said I like that. Mr. Clark said let's try to avoid having to have people come and... Ms. Tefft said saying I'm sorry now.

Mr. Clark asked when somebody proposes a bunch of trees to be taken down and they come here and they try to get permission, or if somebody's doing something like what Mr. Martin is doing and trying to tear down a building and stuff, does the Historic District Commission, or does somebody from the Town have the right to go, and survey the trees or the building in question, but is there—where do we stand on that? Chair Vaccarello replied so, we've done everything, and Jillian, please, you're closer to some of this than I am but we've done site walks, we've done organized site walks when people are talking about extensions. I'm trying to think, there was one on Meetinghouse Road—the little red house—it was ancient. We all went and did a site tour because we couldn't wrap our head around what she was presenting, and actually walking the site was super helpful. Ms. Tefft asked what little red house? Chair Vaccarello said I can't remember the house. Ms. Radke said it's on Meetinghouse Road. Chair Vaccarello said it's the only red house on the right when you're coming up to 101. It's on the other side of 101. Ms. Radke said south of 101. Ms. Tefft asked was that Harold Vannah's house? Chair Vaccarello said I have no idea. But that was a good example of... Ms. Tefft said because that's a reconstruction of building parts that he made-up and built. It's not an old house. It's old parts, and it's new stuff. Harold Vannah was a story and a half in this Town. Chair Vaccarello said well, either way, that was a good example of us not being able to wrap our head around something. So, to your point, we went, we organized a site walk. We went, we could see it. Ms. Harris said it's certainly within your purview to ask for a site walk for a property if you need more information, you need to see it visually before making any decisions. Mr. Clark said right. And if the person says no? Ms. Tefft said but they don't have to allow you on their property. Their insurance company would... Ms. Harris said if they say no, they take the risk that their application may not get approved. Chair Vaccarello said exactly. Ms. Tefft said OK. Chair Vaccarello said it's a carrot stick, if you will. Ms. Tefft said they may want you to sign a non-disclosure and hold harmless agreement before you do that. That's a logical thing for them to do. Mr. Clark said well, I just think of people not allowing access to properties is are you hiding something? Ms. Tefft said I've done that. Chair Vaccarello said I don't want to get into the psychology of it because we could be here all night. Because some people say,

hey, come take a look and other people will be like I don't want you on my property, and everybody's within their right. So you're not going to please everybody, but to Ms. Tope's point, we don't have to approve it. If we can't wrap our head around what you trying to do and you can't provide good details, we can say no. Ms. Tope said well, I mean on the demolition, I tried to ask him, are you trying to pair it with some other work? It seemed like he was doing other work. Ms. Harris said we're kind of going off into like the details of the application. Ms. Tope said I think we're all in agreement. Ms. Harris said there sounds like there's some consensus that we'd like to move forward. I will start drafting an application and we can speak to it at the May and June. Ms. Tefft said OK, we do have a consensus. Ms. Tope said and if you can, and you already did this a little bit with this, but now give us any other thoughts, suggestions, examples of things to talk about. Ms. Harris said yes, I can see if there's other examples that we can look at. Chair Vaccarello said thank you.

V. Approval of Minutes from Previous Meetings (September 6, 2022 and November 1, 2022 Workshop)

Chair Vaccarello said alright, jumping into minutes approval. Let's talk about the September 6 minutes. Ms. Tefft said I have 4 corrections. Chair Vaccarello said OK. I was not here, so I will have to defer to my colleagues on this one. Ms. Harris asked can you tell me what your corrections are? Ms. Tefft said oh yes, I'm sorry. I was waiting because every time I raise my hand, he winces. I was waiting for you to unwince. Chair Vaccarello replied consider me unwincing. Ms. Tefft said Page 5, top of the page. I believe that the motion was for installation of an above ground pool. Not an inground pool. Ms. Harris said you are correct. Ms. Tefft said I checked it three times just to make sure that it was an above ground pool. And then down in the Kelly Martin paragraph, 6 lines down. I'm not sure, this is just a minor one, Miss Tope replied. 'So,' and I don't know if so is the word there, but it doesn't didn't make sense or if it should be 'too.' But that's not an important one. But the vote on above versus in ground is. Then on page 7, line 16, Ms. Tefft asked did they just eat 'em up? I think the word should be 'them,' not 'em.' But I'm not sure what that refers to, but I think it's 'them.' I wish I hadn't said that, but I apparently did. And then on page 9, line 2, it's Ms. Harris continued guidance, sorry, it shouldn't be 'statues.' It should be 'statutes' and guidance. Ms. Harris affirmed. Ms. Tefft said I always read the minutes. I can't help myself. Ms. Harris asked Ms. Tope, are you in agreement with the correction she made to your comment? Ms. Tope said yes.

MOTION: Ms. Radke motioned to accept the September 6, 2022 meeting minutes as amended. Ms. Tefft seconded the motion. ALL IN FAVOR – unanimous. Chair Vaccarello and Mr. Clark both abstained from the vote. Motion carries.

Chair Vaccarello said next order is the November 1st minutes.

MOTION: Ms. Tope motioned to accept the minutes of November 1, 2022. Ms. Radke seconded the motion. ALL IN FAVOR – unanimous. Chair Vaccarello, Mr. Clark and Ms. Tefft abstained from the vote. Motion carries.

VI. Communications

Ms. Harris said the next meeting will be April 5th. Ms. Tefft asked do we have an applicant, yes? Ms. Harris said we will have, Mr. Martin back. Mr. Clark asked is this is April 5th? It says 4th on the schedule you gave me. Ms. Harris said April 4th. You're right. Sorry. Ms. Tope said yes, that's Tuesday. I do have one quick question. Lisa Muskat's e-mail. Do we want to talk about any of that, or do you want to talk

about it when she's here? Especially the part about the trees. I thought you would be interested. She proposed in the section about tree removal violation discussion about creating a protocol for tree removal and said other Towns have it in place. Is that something we want to take up another time? Chair Vaccarello said yes, I would say when she's here, let's have that conversation. Mr. Clark said I talked to her about it and I said that's a really good point, and you should bring it up. Chair Vaccarello said yes, we've talked about it before as well. Ms. Harris said we can put it on the agenda under other business for a topic of discussion. Ms. Tefft asked who are we waiting for? Chair Vaccarello said Lisa Muskat. Ms. Tefft said oh, OK. Mr. Clark said that's a great idea. Ms. Tope said she took the time to write the e-mail and stuff, so I thought we should at least... Chair Vaccarello said no, that's good.

VII. Members Comments and Concerns - None

VIII. Adjournment

**MOTION to adjourn was made by Ms. Radke at 8:39 pm. Ms. Tope duly seconded the motion.
ALL IN FAVOR – unanimous. MOTION CARRIES.**

The next meeting of the Bedford Historic District Commission is scheduled for April 4, 2023.

Respectfully submitted by Sue Forcier