

Town of Bedford
Historic District Commission Minutes
July 12, 2022

A meeting of the Bedford Historic District Commission was held on Tuesday, July 12, at the Town Meeting Room at BCTV at 10 Meetinghouse Road, Bedford.

7:00 PM Call to Order

Present: Joe Vaccarello (Chair), William Carter (Town Council alternate), Lori Radke (Town Council Representative), Kelly Tope (member), Elaine Tefft (member), Steve Clough, (Planning Board liaison), Jillian Harris (Assistant Planning Director).

Absent: Lisa Muskat (Vice Chair).

Chair Vaccarello said welcome to the July 12th, 2022, meeting of the Bedford Historic District Commission. I would like to ask that the Commission Members to introduce themselves and I would like to welcome Steve Clough as the new Planning Board liaison to the Commission.

AGENDA REVIEW:

Ms. Harris reviewed the Agenda.

Chair Vaccarello said excellent, thank you Jillian. At this point I would like to ask that we reverse order and I'd like to handle the new business first and then go into the old business if that is alright with everyone. Excellent, alright, so at this time I'd like to ask Kathleen and David Peterson to stand, and I know that you guys will be presenting on their behalf. We did get the letter, so if you'd like to take a seat and introduce yourself for us and take us through.

New Business:

Kathleen and David Peterson (Owners) – Request for exterior renovation and deck replacement, located at 4 Briar Road, Lot 20-89-2, Zoned R&A.

Mr. Greg Rehm: My name is Greg Rehm. I'm the owner of Liberty Hill Construction. Chair Vaccarello said welcome. Mr. Rehm said thank you. Chair Vaccarello said If you could just kind of walk through the plans. Mr. Rehm said sure. So, we're doing an interior and exterior remodel of the home. We're focused on the exterior here. Primarily, we are removing some garage doors, putting windows in, relocating a door, taking an existing deck away, and replacing it somewhat in kind relative to its footprint. All materials are meant to make the whole project invisible—same siding, same windows, same colors,

same details. We will switch from wood decking to new materials, but appearance wise it should be the same.

Chair Vaccarello said at this point, rather than having you take us through the entire plan, has everybody had a chance to take a look? I'll ask the Commission first if there's any questions at this time? Ms. Radke said it looks good. Chair Vaccarello said yeah, I didn't have any questions. I thought it was well done. Ms. Radke said yeah, very, very detailed. I would expect nothing less from you. Chair Vaccarello said I was just going to say we've seen your work around so, yes. Ms. Radke said that I would expect nothing less. Ms. Harris said Greg, do you want to just show an elevation for the benefit of the public? Ms. Tefft asked is this your property personally? Mr. Rehm asked is it mine? No, it's not mine. I am the contractor. Ms. Tefft said I didn't realize. I thought you were the owner. When he said they've seen your work regularly, I thought my God he's moving around Bedford a lot. Mr. Rehm said I do have a historic home, it's just not in the district.

So, this is the proposed exterior, side view, rear elevation. Really in the back is the primary change with a new deck. Actually, this is existing and then floor plans and then proposed. Now in the front elevation, side, and back. I'm happy to answer any questions if anyone has any. Mr. Carter asked there's no encroachment issues there with the new deck? Mr. Rehm said no, not at all. Actually, it's basically the same footprint, just upgrading materials. Ms. Harris said I think the stairs are aligned differently. Mr. Rehm replied the stairs are aligned differently to make them a little more accessible, honestly. Ms. Radke said very nice. Chair Vaccarello asked any other questions from the Commission? [None] Chair Vaccarello said I'd like to open it up to the public hearing if anyone has any comments or questions at this time. All right? Chair Vaccarello said going once, going twice. Alright, at this point I'd like to ask for a motion.

MOTION: Ms. Radke moves that the Historic District Commission approve the request for exterior renovation and deck replacement, at 4 Briar Road, Lot 20-89-2, in accordance with the information presented by the applicant because the applicant has demonstrated consistency with the Historic District regulations and ordinance, subject to the following conditions:

- 1. All work shall be completed by the applicant within 2 years of the date of the Historic District Commission approval.**
- 2. The applicant shall apply for a building permit prior to construction.**
- 3. The applicant shall submit photos of the completed work for the file.**

Ms. Tope duly seconds the motion. ALL IN FAVOR - Unanimous. Motion carries.

Chair Vaccarello said thank you very much. Mr. Rehm said thank you, I appreciate your time. Chair Vaccarello said thank you.

Old Business:

Town of Bedford (Applicant & Owner) – Non-binding discussion for the construction of a parking lot expansion at the Bedford Public Library, located at 3 Meetinghouse Road & 15 Bell Hill Road, Lots 20-1 & 20-7, Zoned R&A.

Chair Vaccarello said At this point, we'll open up the old business item, Bedford Public Library and a nonbinding discussion for the construction of the parking lot expansion. I just want to remind everybody that this is being presented under the guidelines of RSA 674.54, governmental land uses, where the Commission may hold public hearings to issue nonbinding comments. However, the plan may go forward without any approval or action from this Commission. I want to make sure everybody knows that up front. We are not voting on this. At this time, I would like to ask you guys to go ahead and present, and we saw this a couple months back and so this is the revised plan based on the public comments from previous.

Mr. Rick Sawyer: That's correct, thank you Mr. Chairman, Members of the Commission. My name is Rick Sawyer and I serve as your Town Manager. With me tonight is Miriam Johnson, the Library Director. Unfortunately, Director Foote from Public Works could not be here tonight. He certainly sends his regrets. He certainly did intend to be here. Just to give you a quick overview from when we were here last on April 4th, or I should say Mr. Foote was in front of you. I was not here at the time, but just wanted to start off with the general overview of the Town Center where we are, the Library in the center, here and the area we'll be talking about is alongside of the existing parking lot. Getting into a little more detail of our abutters, we have residential abutters to the east and to the north and to the west of the site. But the site is shared with the Craftworkers Guild, the Library, across the hall is the Town Office building and BCTV. Ms. Tefft said excuse me, what page is that on this? Mr. Sawyer replied, it's not. This is this presentation materials that just help set the setting. It's just an air photo of the site and Ms. Tefft's property is listed here as number 7. Ms. Tefft said right.

Mr. Sawyer asked I didn't know if you want to stay at the table or not? Chair Vaccarello said yeah, I'm just going to say as an abutter you are... Ms. Tefft said I'm so glad you brought that up because quite honestly, there was no logical or legal reason for me to recuse myself. Nobody is voting. I'm entitled to ask questions, and if I may quote from the controlling case law--I brought the book with me, but it's easier to—the case law according to the material I was given, is Atherton V. Concord 109 N.H. And it states a conflict of interest exists when a public officer votes—which we're not doing—on a matter in which he has a direct and pecuniary interest. Such personal pecuniary interest, must, however, be immediate, definite, and capable of demonstration and not so remote, uncertain, contingent, and speculative that men of ordinary capacity and intelligence would not be influenced by it. So, I have no intention of recusing myself. I do have some questions. Chair Vaccarello said that's fine. You can ask them. I would ask that we keep it brief and let them finish the presentation before we go into our questions if that's alright. Ms. Tefft said right, right? Well and I have done everything in the form of a question to try to—because I want to elicit information. This is a serious environmental issue. It's a serious quality-of-life issue and quite frankly, as I'm sure you all know, there is no way I can gain from whatever you do—that means you guys—and there's no way I can be damaged by whatever you do. I've already been damaged way more than anything the Library can do in that parking lot. Chair Vaccarello said OK, thank you. Thank you, Miss Tefft. Ms. Tefft said, and I brought the book if anybody doesn't believe my reading. Chair Vaccarello said that's quite alright. Chair Vaccarello said I will take you at your word. Mr. Sawyer, if you could, please continue. Mr. Sawyer said thank you.

Just finishing out the Mobil station on 101 does sit behind the property. And the Bedford Village Common, as people know it, does go all the way from Bell Hill Road to the back of Ms. Tefft's property and alongside the Library. That's all considered part of the Village Common, but the only part that's considered part of the conservation easement that oversees the park is the part around where the gazebo is and the pond and the parking lot. This part over here, which was purchased by the Library Trustees, is not part of that conservation easement. Ms. Tefft said excuse me, can you tell me what, is it

number 1120-6 or 20-4? Can you refer to the, you know, to the, the ah? Mr. Sawyer asked the lot numbers? Ms. Tefft said yeah, so I can find it online—the conservation easement. Mr. Sawyer replied, the conservation easement—I don't know that I have that. Ms. Tefft said so I brought all of this stuff. Ms. Harris said Village Common is 20-7. Mr. Sawyer said there you go. Ms. Harris repeated Village Common is 20-7. Chair Vaccarello said thank you, Jillian. Mr. Sawyer continued, so just taking you a little bit of a walk through the site and how we get here. This is the view from, well, Meetinghouse Road in front of the Library looking into the site. I know a lot of discussion back in April focused along the views and the trees into the property, and one of the significant changes between that plan and this plan that you're going to see tonight is the island in the front is not being significantly altered for loading zones and so forth. It was discussed as possibilities last time. It is largely remaining the same. I will note some changes here in a minute. Just a little bit further into the site, really what you see, the part of the site where the parking lot would be going is down in here, and certainly where the tent is as well. I know you talked about the spruce trees last time. There used to be a full row of these across the site. They have all died over the years and there are three remaining that, you can see, don't provide any screening and are in very poor health and need to come down whether a parking lot goes forward or not. And then now just walking a little bit further into the site, looking at the existing parking lot, the trees in the middle of the site—middle of the lot—will essentially all be coming out because of changes to that parking lot. One of the biggest changes that was discussed last time, but just as a reminder, is the tent that you saw in the last photo will be moving over to an area of green space behind the Library, not dissimilar from having your rear patio or your or your pool behind your house. The similar thing is to create the active outdoor space right behind the Library, so the librarians don't have to transport materials across the parking lot, and also patrons don't have to come and go across the existing lot. And maybe just note the pavement conditions. It's time for us to do something at this lot no matter what. This is the existing conditions plan with the existing pavements shown in gray. And the front lot is a different shading here. It's shown as a hatch. That's just to show that that front area, all we're doing up there is just grinding the first inch and a half of pavement. Ms. Tefft said I'm sorry I can barely hear you, hun. Mr. Sawyer continued we'd just be grinding the first inch and a half of pavement on the top around the front island. So, not reconstructing, not fully removing that pavement, whereas the rest of the site, the existing parking lot, we would be removing all of that pavement and reconstructing it. A big portion of that, again, is where the tent would be going here. The current driveway obviously gets relocated. We're going to talk about that more in a minute. And the islands in the middle of that existing parking lot would be coming out, and those would become parking. I also want to note the geothermal wells. I think they were talked about last time as well. I saw that in your minutes. Those are shown here graphically as these long lines which will be underneath the new parking lot. I guess I should have oriented you first. The Library in this map and all the maps coming, is on the bottom left and the Craftworkers Guild is on the right-hand side. Now I know there's a lot of lines on this, so we'll walk you through this, but this is the proposed plan, and it is significantly different than the plan you saw in April.

I know everybody is focused up here on the new lot, but let's just talk about the existing. Again, as I talked about before, the existing island up front—where we'll save all the trees that are currently there—modify the walkway a little bit to align with the crosswalk and make that make sense. And the handicap parking is all being moved to the front of the site, whereas right now some of those spaces are down as well. Here you can see that the parking lot has been moved away from the building, and the new green space behind the Library is added. This is reflective of where the tent would be, and about the size of the tent. Circulation, currently, as you all know, you come in and you drive around, and you go back out. Under this new plan, it's one way in in both, so this parking field is reversed from the way it currently is.

Ms. Radke asked Elaine, can you do me a favor? Can you move your microphone? Ms. Tefft said oh, I'm trying to figure out... if it would be helpful for... Ms. Radke you're hitting the microphone, and it's causing. Ms. Tefft said oh! I couldn't figure out... Ms. Radke said it's giving me agita. Thank you. Ms. Tefft said I'm trying to find the page... Mr. Sawyer said this is plan number 3. Ms. Tefft said he has a clicker and I've got a flipper. I've got a stack of papers. Mr. Sawyer said this is sheet 3. Ms. Tefft said yeah, I just found it. Ms. Radke said thank you. Mr. Sawyer said we can come back to them. Chair Vaccarello said it should be on the screen in front of you. Ms. Tefft said I can't see that. Mr. Sawyer said the monitor in front. Ms. Radke said as he's speaking, that's the picture. Ms. Tefft said the print is so small. I can't read it. I can only read the one on the paper. Unfortunately, this is too small to read. That's obviously too small to read, so I'm trying to figure out where what is that he's referring to. Ms. Radke said OK. Mr. Sawyer said so far all we're talking about is the existing lot and how we're reversing the flow on one side of that. So largely that existing lot will be as-is, although the islands that are in the middle of the existing lot will go away and those will be paved. And that whole area will be re-landscaped. The new lot—if you're standing at the Craftworkers Guild now, and you look directly east—and I'm going to show you a photo of that—that's where we're going to punch through the tree line and change the flow of the parking lot. Now, you're coming in and you would exit through the new lot. When you saw this plan had in April it, had an additional aisle, and an additional row of parking and was much closer to the stone wall and tree line that's there. What we've done is create a much bigger green space that you'll see in the landscape plan here in a minute where all those trees are protected and saved, and the stone wall is protected and saved as well. The next view is looking, punching—we're standing in front of the Craftworkers Guild looking through where we're going to take trees down. This is the biggest group of trees that we would take down in that whole row. It's the only group of trees that we would take down in that whole row of trees. Looking out into where the new parking field would be, and this parking lot would continue straight across the front of the Craftworkers Guild into the new lot. So, now I've stepped through that space that you just saw on that last image. So, I'm going to take you from where we are in the parking lot to standing in the field. I skipped one here. Hold on. So, this is looking up the parking lot toward Meetinghouse Road. The Library's on the left. You can't see it because it's behind the row of trees that we're going to save and protect. Obviously, you see the tent. The next image will be the reverse image looking back down the field. Again, it's skipping one on me. So, this is the left-hand side looking straight back down where the new parking lot would be. Obviously, everybody knows where the tent is. This is Ms. Tefft's and the Library's shared property line on the left-hand side where there is a chain link fence. You're going to see that we'll be introducing significant screening along that fence in the final plan. Sorry, it's skipping one on me every time here, but this is just moved over to the right and looking down what will be the right-hand side of the parking lot, if you're looking at the new lot looking down. These stakes represent about the edge of the new pavement, so you can see all the green space that would be added or retained. The walkway would be right along the side of that lot, and you're going to see that in a little more detail next.

So, this is a little bit simpler plan of just the pavement in the walkways that was on that same plan—the last plan that you saw. This is sheet 4 in your packet. It just represents the hardscapes. And really why I wanted you to see this is, this is where you start to really see the walkways that jump out. So, there will be a walkway that you can get down from the Library to the new parking lot. You could get across to the Craftworkers Guild, which is in the back here, and also across to the Bedford Village Common walkway that takes you down into that parking area and the park itself. And essentially the same type of walkway that we have from the upper part of the Library to the back part of the Library would also be maintained. And this is the little bit of the walkway improvement that we spoke of in the front island in the front. So, the new pavement really starts from the Craftworkers Guild and around to the side.

There's, again, another plan with a lot of lines. This is the grading plan. I don't want to spend a lot of time on this, but what it also shows is the drainage. There will be new closed drainage. There's already existing drainage on the site that is collected and comes to a pond that was built as part of the Library and the Library parking lot. This new drainage will also be directed here or partially directed here. Some of it is surface flow towards 101, but there are new pipes coming in and being directed to the existing pond. Ms. Tefft said I'm sorry, could you repeat that about where the water is going to be directed? Mr. Sawyer said sure. There's pipes that show the new lot. All the water from the existing lot continues to go where it goes. The new lot is, I know it's hard to see here, but the parking lot is crowned like a road is. So, some of the water is going sheet flow off just following natural topography. As you saw in the pictures, it's a pretty well-sloped area that slopes towards Route 101. The water that goes off the east side of the lot will continue to flow towards 101 as sheet flow, as proposed. Ms. Tefft said it will go all the way to 101 then. Mr. Sawyer replied well, I said towards 101. I'm not going to speak to how far it actually gets in all of that, but half—about half of the lot, half of the new drainage—is collected in a series of catch basins and piped underground to the existing pond that that is on the site.

Mr. Sawyer continued, lighting—there's a lot of little dots on here. I certainly don't expect you to be able to read those, but those are the foot-candles for the plan. I think the maximum foot-candles for the existing lights at the Library, which I don't think has ever been an issue for anyone, and the proposed 5 new lights, one just east of the Craftworkers Guild and then two on either side of the new lot, for a total of five new lights. The maximum foot-candle, I think, is 4.3 foot-candles. That's a fairly low level that's much much lower than any typical commercial parking lot. That's the stand—that's the existing light at the existing light poles and fixtures. We're proposing to completely match those, and always those are LED fixtures now that was part of a conversion that we did a number of years ago with a grant from Eversource.

And then lastly, is the landscape plan. And this one I am going to try and zoom in a little bit on this because it is a little hard to see scale wise. So, everything on here represents new trees that would be planted. It's hard to see the existing tree lines, but they are represented that all the trees along the stone wall in the middle of the site are protected. This is where we have to cut through the existing trees to get there. So, there is a fair amount of removal there near the Craftworkers Guild. And again, the three... Ms. Tefft asked what page is that? Mr. Sawyer said this is not, maybe not in your packet. Ms. Harris said it did not make it into the packet. Mr. Sawyer said this was a new plan that we just got yesterday, I believe. So, we'll walk you through it and then obviously you can ask as many questions about it, but maybe I'll even zoom in more so you can see it. I'll do it in sections. So, up front, where we are trying to remove the three spruce trees because they're dead or dying and don't really provide any screening. Those are here and would come out. But you can see we have a series of new trees and shrubs coming in. We can go over the species, but the shade trees are red maple, planetree, white and red oak. The ornamental trees are shown as crabapple and serviceberry. There's shrubs shown as hydrangea, dogwood, viburnum, lilac, and we'll get into the screen here in a little bit—a little more detail on that. Series of new shade trees. Those are the biggest ones shown here. Again, those are the maples and oaks. [phone ringing] Ms. Tefft said I apologize. Mr. Sawyer continued these would be the crabapples. Ms. Tefft said I swished it off. Mr. Sawyer continued, and these smaller symbols are more of the shrub-sized dogwoods and lilacs and viburnums. So, you can see we have a series of city trees and shrub levels pretty much throughout the existing lot that's reconstructed. And then the new lot is primarily shade trees and ornamentals where appropriate. There's also three Austrian pine in the back here. But I know a focus of the conversation last time was the screen along that existing chain link fence that has no vegetation on either side of the property line. So, you can see in there the landscape architect that was brought on board is... Ms. Tefft said excuse me. Are you pointing to the split-rail

fence and saying there's no trees on the opposite side? Mr. Sawyer replied no, I'm speaking about the chain link fence that's towards the back of your site along the side. I can go back to the photo if you want. Ms. Tefft said no. The photos are so much easier. Mr. Sawyer said well, let me talk about it, and then I'll bring the photo back up. Ms. Tefft said OK. Mr. Sawyer continued so in this area there's a there's a series of eastern red cedar and arborvitae that make up the vast majority of that. I think it's good to have a mix and obviously this was done by the landscape architect. And then there's viburnum and dogwood and serviceberry that make up the rest of the understory. We do believe this will effectively screen that portion of the site. I can go back to the photo in a second here if you want. That was a ways back. This is probably the best one. So, we're really talking about the screening along this chain link fence that really has no landscaping on either side of the site right now. Ms. Tefft said there's vines. Mr. Sawyer said sure. So, that's really the extent of the presentation. We're both here to answer questions. We didn't have a landscape plan the last time we were before you. I'm sorry it wasn't in your packet. We did just recently get it, but we still need to review that with the Library Trustees. There will probably be a few minor adjustments, and we'll be open about those. I think maybe the one that's shown kind of near where the tent is going to go might not be one that ultimately goes there. But I think there's clear existing vegetation between us and the abutter there that would mitigate that if we don't plant a tree there. Currently, that's paved area and no tree there at the moment. Ms. Tope said I assume a landscaping company did this. Mr. Sawyer said yes, yes, it's a State of New Hampshire licensed landscape architect.

Chair Vaccarello said right so at this point, I'll open it up to Commission members to ask any questions they have. I have a few myself, but please, everybody go first. Ms. Radke said I have a quick question. I think it's a much better plan that we see in front of us than we did many months ago here, so kudos to the staff who did that and contractors who did the—or whatever—the drawers. A question about are we going to have granite curbing? Mr. Sawyer replied yes, so the plan does call for granite curbing. Some places it's vertical and some places to slope, depending on if there's a walkway along the edge, then it would be vertical. Ms. Radke said oh good. That just adds a nice look to it. That's my question. Mr. Sawyer said we fully believe in the aesthetic of granite curbing. No doubt about it. Ms. Radke said good, thank you. Mr. Clough said Mr. Chair, just one question. Chair Vaccarello said please. Ms. Tefft said I thought we were going around like this? I've got questions. Mr. Clough continued, the stormwater conveyances looked narrow. Is this engineered to a 100-year flood event? Mr. Sawyer said I won't be able to answer that for you tonight. At Planning Board on Monday night where we'll see you again, we'd be able to answer that a little more quickly, but again, professionally engineered plan, stamped drawing. I'm sure it's meeting any stormwater requirements it needs to. Mr. Clough said OK, thank you. Mr. Carter said I'm all set. Ms. Tefft said I've got a few questions. In 1991, 1995 and 1997, the Town Meeting, the annual meeting, appropriated money to purchase land for Bedford Center Park. They had planned on gathering about 7 acres and the money was, in fact, voted and appropriated for that. And I wondered how you managed to overrule the Town's at least three votes, because they were pretty serious about having a Bedford Center Park. And what I see here is Bedford Center parking. And that's very distressing to me because I, in fact, was at those meetings in '91, '95 and '98 where we voted. In '95 was the Johnson property, which is probably the most important part in your development here. Can you just pretend those votes never existed? Or do you have to go to the Town to rescind them? Or what do you do? Chair Vaccarello said can I ask... Ms. Tefft said you can't do anything. Chair Vaccarello said I understand. Can we limit questions to specifics about the parking lot itself and not about a Bedford Center Park, because that is not on the table for this discussion? Ms. Tefft said it's not. Isn't it funny? I thought we were talking about the parking lot, and my question is how can you go—how can you ignore? Well, now, as long as you asked for a non-binding discussion, I'm assuming that non-binding means we don't get to vote, and anything we say doesn't count. But it doesn't mean you

guys aren't going to do what you say, right? It is binding on you what you say you're going to do. You're not the non-binding party in this. Chair Vaccarello said so let me restate what I said at the onset and add a statement that all the feedback, the minutes are available for the Planning Board, which meets, I think, on the 18th or something like that. Ms. Tefft said yeah, but I don't care about the Planning Board. I care about what they're telling me they're going to do. I do care about that. I don't go to Planning Board meetings. Nor am I on the Planning Board, and that's why I wanted to be sure that we, you know, we make motions for normal people as opposed to time saying you've got to do what you said you're going to do within two years. We can't do that to you. So, my concern is that you're talking about all these plantings and lights and things—we haven't even gotten to those. But I want to make sure that what you're saying is something you seriously intend to do. That this is just not a dog and pony show, but to sort of, you know, just share with us what it is you you're thinking of doing. I want to make sure it gets done. I am concerned about that. Now what I would like to know, and this is specifically, we're going just to the plan itself. What is the square foot measurements of the present parking lots? Do you have square foot measurements for the various parking lots? Mr. Sawyer said I do not. Ms. Tefft asked can you get those? When you get... Mr. Sawyer replied if that's one of your comments, we'd be glad to take it and provide that information. Ms. Tefft said I would really like that, and I would like, you know, a sum total of all the square footage of the parking lots as they exist and the square footage of the parking lot that is proposed. I think that's critically important because you can say 140 parking spots or 30 parking spots. That's pretty meaningless. Square footage is a serious thing when you're looking at a plan, and I would really like those numbers. Mr. Sawyer said so you have fully scalable drawings that those could be taken off of. But prepare that for the Histor... Ms. Tefft said well, you know, and I can't—I'm not an engineer. So, I don't know about how far down the slopes are or the square footage, and there isn't enough information on these plans, even though I remember all of my geometry. For me to figure it out by myself—I tried and I failed. How many cubic yards of asphalt are in the proposal for the new parking lot? Mr. Sawyer said I don't have that answer for you. Ms. Tefft asked can you get that for me? Mr. Sawyer said I'm sure we can. Ms. Tefft said OK. Are the existing parking lots going to require additional asphalt and being either taken that, you know, some of them knocked down or some of them ground down so that there would be additional asphalt added to that piece of property? Mr. Sawyer said yes, we show the plan in the beginning. Ms. Tefft said yeah, you were trying to explain it and I'm going, and it's very hard to see all of those lines and try to make sense of them. That's why—I do much better with numbers. That's why I'm asking for them. Mr. Sawyer said this plan answers your question. Ms. Tefft said no, it doesn't. Mr. Sawyer said this plan... Ms. Tefft said because it doesn't tell me it's square footage. It doesn't tell me cubic footage of asphalt. That's all things, and I'm assuming you've lined up a contractor. Or talked to a contractor—at least to have some idea of what you're in for. Because you know you've got 400,000 of bubba money. Will any modifications need to be made to the geothermal system at all under this particular updated plan? Mr. Sawyer said not to my knowledge. The geothermal wells were installed fully knowing that a parking lot would be added on top of them at some time in the future. Ms. Tefft said right. So that's not going to cost us extra tax dollars. OK, so that's a no. Has anybody figured out what the increase in temperature over that large asphalt area is going to be on a warm sunny day? Because if you've done any research on the environment and what asphalt does to it, the heat does change the environment. Birds aren't going to be there, you know, on an 80-degree day on grass when it's 125 or 130 on the asphalt. And asphalt just attracts heat. It's black, of course. Has anybody figured out what the impact might be because of the? That's why I'm trying to find out the area so I can get information on the environment, and you know. Ms. Harris said Elaine, I have some numbers for you. This is from the engineer. The total area of disturbance for the project is 46,910 square feet. Ms. Tefft said OK wait, hold on a second. What is 46,000? Ms. Harris said the total area of disturbance. Chair Vaccarello repeated of disturbance—what's being touched. Ms. Harris reiterated total area of disturbance. Ms. Tefft said OK, so I'm not sure what that means, 46,000 what? I

didn't get the last. Ms. Harris said 46,910 square feet. And the added impervious area is 18,288 square feet. Ms. Tefft said I can't write that fast. Now when you say area of disturbance, that means tearing up the grass? That means moving stuff to do the new parking lot? Ms. Harris said if you include pavement reclaim, it's 70,603 square feet. Ms. Tefft said 70,000 what? Ms. Harris said 603 square feet. Ms. Tefft said OK. Oh, she's good! OK, and did you give me a number on the cubic foot? Ms. Harris said I do not have cubic foot. I have square feet. Ms. Tefft said oh, OK. Alright and you don't have anything about the environmental impact on the increase in temperature? Because global warming is real. I think people will agree on that and, you know, I feed birds, I have and butterflies and all of those. Those are going to be gone, but, you know, there aren't going to be any kids to see him anyway, so with that. Ms. Harris said I don't have an environmental analysis on that. Ms. Tefft asked who's doing the environmental study? Ms. Harris said this is from the engineer, the professional engineer who put the plan together. Ms. Tefft asked is there going to be an environmental study done on this project? Mr. Sawyer replied, no. Ms. Tefft said let me tell you why I'm asking this. I'm concerned, obviously, about hazardous chemicals in the area that can pop up and surprise you. For example, the acetone that popped up on the Butler property, which is 20-4, which is abutting the Library property. That was in the '90s, and I know there were other dangerous chemicals that were there, and there was a big lawsuit. Eckman Construction was a defendant. The Town was a defendant. I don't know what the names of all the chemicals are, because that file is sealed by the court, but I do know that the little boy that lived there suffered permanent nerve damage. And I want to make sure nothing is let loose while you're digging and knocking and doing all of the excavation and stuff. Are you going to be doing any, you know, periodic testing to make sure there's nothing bad that's happening? Mr. Sawyer said there's no requirement for anything like that, and we're not proposing to do anything like that. Ms. Tefft said so you're not going to do anything like that, OK. Do you have any idea how many trees exactly are going to be taken down? Mr. Sawyer said I haven't done the count. I showed you the areas where they're coming out. They could be counted. Ms. Tefft said yeah, but I don't want to go out there and start counting trees, unless you want spray paint blue on them, so I'll know which ones to count. Do you know what the pitch of that hill is that goes down to the Mobil station? Mr. Sawyer said I believe it was stated during the last meeting that it's in the 5 percent range. Ms. Tefft said it's only a 5 percent pitch? Boy because I had trouble getting up it. Five percent pitch. I'm almost done. How much are you going to have to budget for upkeep and maintenance of the new lots? Mr. Sawyer said there would be a marginal increase in snow plowing. There would be a reduction in lawn mowing. Ms. Tefft said yeah for sure. Mr. Sawyer continued but we already contract out plowing of our parking lots so it will be a marginal increase to do that. Ms. Tefft said speaking about saving money on mowing, what's the square footage of all of the grass that's there now? Ms. Tefft said oh I should be asking you, but you know, square footage. May I ask her? Ms. Harris replied it's probably around the 18,000 of the newly added impervious. Ms. Tefft said I think there's about 18,000 square feet of grass. Mr. Sawyer said that's being taken out. Ms. Harris repeated it's being taken out. Ms. Tefft said well, grass sneaks up. How much are you planning to add to the budget for additional Police and Fire protection? Mr. Sawyer said nothing related to this parking lot. Ms. Tefft said well, there's going to be a lot more cars there. There is going to be the opportunity for teenagers, being what they are. The lower parking lot is going to be perfect for canoodling, you know, and so there's not going to be extra police patrol? You're not going to come back and say, gee, we need an extra fire truck for that because of all of the traffic, and because there are, I've noticed, that occasionally cars in Bedford catch fire. I don't know why. Mr. Sawyer said not for the addition of these parking spaces, no. Ms. Tefft said but you don't need extra fire or police protection? Mr. Sawyer said that's my statement. For this I mean, I know we need... Chair Vaccarello said Elaine, he's answered the question. Can we move on please? Ms. Tefft said OK, thank you. I just want to make sure I understand him because this is my one shot. I'm pretty sure. I think if you can get me those answers to those questions, I'd appreciate it. And if you've got any questions about my questions, I'm

easy to get ahold of. Mr. Sawyer said we speak regularly. You know that. Ms. Tefft said I know we do. Mr. Sawyer said you're always welcome to continue this... Ms. Tefft said I know you do, and I trust you.

Ms. Radke said can I add something, Elaine, to your request? So, you're wanting to know how many trees they're taking down? Can we add how many trees you're putting in? Mr. Sawyer said I would say significantly more than we're taking down. Ms. Radke said well, that's my guess, thank you. Ms. Tefft said well probably as many as they put in at the fire station, because they did do one of these, you know, tap dance things when they did the fire station into the TV thing and I don't know about you, my eyes are pretty good, and I haven't seen any trees that had been proposed. That's why, you know, once... Chair Vaccarello asked Elaine, are you all set with your questions? Ms. Tefft said well, she wanted, you know... Ms. Radke said no, I just wanted to make sure that we know how many trees are going down and how many trees are going to be added. Ms. Tefft said maybe. Ms. Radke said no, according to the plan. Ms. Tefft said that's what the plan is. But nobody has said yes, we're bound to do that. Chair Vaccarello said OK. Ms. Tefft said because we can't bind them to do that. Ms. Radke said right. Chair Vaccarello said alright, thank you. Mr. Sawyer said just to respond to that one statement, the Library Trustees have reported to the Town Council that they would do everything possible to raise any additional funds necessary to complete the landscape plan if it is actually over our budget that we currently have to complete the project. So, it's fully the intention to complete the majority of what you see in this plan. It's just the Trustees have not seen this plan yet, and we do believe there is a modification or two that need to take place, but the vast majority of what you're seeing here is what will be done.

Chair Vaccarello said thank you. I just had one question. From the original plan we saw in April, I know there were spots reduced. Do we know how many spots were reduced out of curiosity, because I know that was a major concern for folks last time around, and so that was one I did want to make sure I asked so we had it. Mr. Sawyer said you gave me that number at one point? Chair Vaccarello said I couldn't remember what the original number was. I'd have to go back and read the minutes. Ms. Harris said I put it in the write up. Ms. Tope said yeah, it was in the e-mail that we got. Chair Vaccarello said oh, was it? Alright, don't worry about it. I can look it up, that's fine. I know it was reduced. Ms. Tefft said it's reduced over time. Ms. Harris said 121, yeah, to 111. Mr. Sawyer said so it's reduced by 10 spaces, but it's significantly more pavement. I can call that plan up if you want to see it. Because of the extra drive aisle that was also included in there that we were able to eliminate by having the one-way patterns in here. Chair Vaccarello said that's right, thank you. In the interest of time, I want to close the Commission questions and open it up to the public for any comments or questions at this time. So, if there's anyone here who'd like to make comments from the public? Mr. Sawyer asked do you want us to stay? Chair Vaccarello said yeah, if you could stay, that would be good, please. Any questions from the public? Going once? Chair Vaccarello said state your name and address for the record, please.

Mr. Dan Muskat: Dan Muskat, 49 Church Road. Just wondering if anybody's done a study on how many times a year they plan to have enough overflow parking that this lot will actually be used, because I drive by the Library a lot and I really don't see the current spots filled a lot. And if the number is really that low, wouldn't it make sense to just leave the area grass and let some overflow parking just happen on that grass the one or two times a year they might need it? Save a lot of money. Ms. Radke asked can I just make a comment to that? Ms. Radke said so, that's a great question. It's a great concern. I think what put me in support of this is the comments that the Library, for all of these years, have withheld adding more programs because of the lack of parking. I think if this were to go in, I believe the Library will be able to enhance their program, add more programs and utilize those rooms more that they have. They limit that now because of the parking. So, I think, if this were to go in, you will see it used

and you will see more programs from the Library. Am I correct? Mr. Muskat asked how many parking spots do we have now? Mr. Sawyer replied 63. Mr. Muskat said so say 3 or 4 people in a car, so 180 – 200 people in the Library. Have we ever had 200 people in the Library at once? And even if we have a program, do you think that will attract 200 people at a time? Ms. Radke said they can use all rooms. They can use all the things. And don't forget, the parking lot is just not for the Library, it's also for this building, and the Town Hall. So, it's going to be used—all three buildings are going to be using this. Will it be filled 100% of the time, no? And not every parking lot is. But it's there when we need it. I think there was an event just recently where there were cars parked everywhere. There wasn't enough parking, am I correct? Mr. Sawyer said we've had two in the last three or four weeks that have parked on the green spaces and filled every spot in the Library and the majority of spaces over here as well as parked along Bell Hill Road. Mr. Muskat asked so why isn't it a viable option for those few times that this is going to happen that like people can park on grass and save \$400,000? Ms. Radke said because I think you'll see more and more events happening where we can use the parking lot. You just don't see it now, but I think you will be seeing it in the future. Mr. Muskat said OK, thank you.

Mr. David Clark: David Clark, 62 Bedford Center Rd. Good evening. In response to what Dan was just saying, this is like the fourth time I've said this, but I walk that area one and two times a day. And over the past two months I have been in there every single day for about the past 60 days, and I've never once seen more than... The most it has ever been filled up was when there were negative 9 spaces. In other words, there were nine spaces available. We talk about creating more programs. The Library is the Library. It's only so big. So, my concern is you're trying to fit a size 12 foot into a size 9 shoe. There are other venues that we can have meetings at within the Town of Bedford. That's a monster parking lot. The way I look at it right now, if there's a need for overflow, this building, BCTV, has 43 places. The Library has 63 places. The Town Commons has 18 places. That's a total of 124 spaces. Nowhere have I ever heard anybody, Jeff Foote included, talk about putting overflow parking into some of the say the Town Common spaces. It's totally there. I've never seen when the kids all had their Lego program and then they had a reading program both at the same time. It was, uh, week ago on a Thursday. I went down there, and I've got pictures, and at 11:00 o'clock in the morning or whatever both sessions were in, there were plenty of parking places left. And the Town Commons was still—there was one car, and it was a woman walking her dog over by the gazebo. So, I don't think we need more spaces. I just think we need to tell people to use the spaces that are available. You know, Lori, you said that people can use the overflow with the BCTV, etc. That's my proposition. How do I get the picture up that I sent you, Jillian? Mr. Sawyer said I'll put it up. Mr. Clark said thanks, Rick. Mr. Sawyer said sorry, the mouse went to sleep. Mr. Clark said thanks Rick.

First of all, you're the Historic District Commission, and I understand you don't have a vote, or you can't pressure the Town Council to do this or that, but I see a real sort of conflict of interest. I don't know. It's not really the word, but, you know, double standard. Whereas, if we want to cut trees down, we have to come before you if they're over 14 inches in diameter. We're talking about taking a bunch of trees down at the Library, and because this is RSA 674.44-54 quote unquote, The government, the Town government doesn't have to, you know, toe the line on any of those statutes. I think that is reprehensible, and I think if you look at the fact that we have the Old Town Hall, the Narragansett Grange building as a National Historic site, and that's right next door to the Library. That's National Park administrated, you know. National parks administer the National Historic sites, of which that building is one. This parking lot is not going to do anything to enhance that.

The other thing I talk about, and it's in the picture here, there's a tent there and I know that if you have a wedding or if you have some other function, a tent is a temporary structure. And maybe, Rick, you

can talk to the fact that the tent will be there four, five, six months—maybe all year. And how are we as a town allowing that tent to be there for such a long time? It's not a permanent structure. It's a temporary structure. It's like a banner on the road. It's like a like a wedding tent. I think there's a two-week period of time where you can have a temporary structure up. Mr. Sawyer said I'm not aware of that restriction. The tent was put up during COVID times as a way to expand and even have some programs at the Library, and it became hugely successful with our patrons and our public, and so we've just continued it, even though we're still COVID. We try and call it post COVID, but it's just a program that's been really successful. Miriam, I don't know if you want to add to that or not, but I'm not aware of a restriction on the timeframe to be able to keep the tent up. Ms. Johnson said I'm not either. Mr. Clark said it might be something to look after. I mean, you guys might be in violation of some kind of code there. I know that I've been involved with other institutions where they had tents and one such function, they had it up a week past the permitted time, and they got fined. Mr. Sawyer said OK.

Mr. Clark said you're talking about a total impact of 70,000 square feet. I talked to the Department of Environmental Service's Administrator, and I talked to him on June 26th of this year. And he was very clear that towns and municipalities are not exempt, and they cannot use the 674.54 RSA to exempt themselves from environmental concerns. And towards that end, I asked if the Town had pulled any permits on and specifically on alteration of terrain. And at that point in time, no permits had been pulled. So, anything over 50, any impact over 50,000 square feet, and we just heard that it was 70,000 square feet, the Town has to approach the State environmental people to justify what they're doing and get permitting. And to what Elaine Tefft had said, it was acetate, it wasn't acetone. Ms. Tefft said I was close. Mr. Clark said you were close. It's acetate that, when Eckman construction built the Library and disturbed the earth under what used to be a tannery, that building used to be a shoe tannery and laundry. They disturbed a ledge of acetate that flowed down to the Butler's property, poisoned their well. They raised the house, and they capped the well. And if you notice there aren't any water fountains at the Town Commons Park, OK, that's big. And on the other side, Elaine, you have how many times the legal limit of PFOAs? Ms. Tefft said 400. Mr. Clark said you have 417. Ms. Tefft said or hugely multiples—if you're allowed 17, I have 410. If you're allowed 8, I've got... Public record, you know, my life has become a public record because of all of those forever chemicals that have poisoned my well. Mr. Clark said let me help you out here. The maximum standard is 18 or 17 or 18, and you've got 417. So, you have a factor of 20 something, OK. On top of that. Those PFOAs came from the fire department, which is where we're sitting right now, when they used to unload their fire trucks and they were heavily chemically laden. So, you had in the in early 2000's, you had a huge leak in the Mobil gas station tanks which let go. Ms. Tefft said MTBEs. Mr. Clark said let me talk, Elaine—had huge amounts of MTBEs. And I'm interested in this because all of that stuff is going to flow down towards the mobil station. Some of it will go to the right. Some of it will go to the left. The stuff that goes to the left winds up in a culvert. That culvert feeds the rainwater runoff pond that's right next to my house. My well is 60 feet, and I have one of the only wells in Town that's not poisoned. And so, from an environmental standpoint, I am really going nuts on this. I have my water by the DES, Department Environmental Services in Concord. They test it—full battery of tests—twice a year. So, I have a very good metric, that, a very good base right now. So, I think the Town also has to consider a liability issue here. And I'm not threatening. I'm just saying that if my well gets poisoned, I'll be wicked ticked, OK.

My last point is RSA 7554-1 discusses what is governmental use of land. In this section, governmental use means the use, construction, or development of land owned or occupied or proposed to be owned or occupied by the State University System, the Community College System of New Hampshire, or by a county, city, school district or village district, or any of their agents for any public purpose. It goes on to talk about Library Trustees. Library Trustees shall have the entire custody and management of the

Public Library and all of the property of the Town relating thereto, including appropriations held pursuant. I'm wondering why is the Town Council appropriating ARPA funds, which are supposed to be going towards essential services, fire. I think the Town has bought some cruisers, some fire equipment. They're doing some infrastructure work with regards to bringing power from the dump, solar power station to the Town Hall. You know, I'm wondering, why is this money not being earmarked to go towards public safety? I think about shooters and schools, OK, and we're also—the Town Council is also lobbying for a Substation on Route 3 South. Why is this money going to a parking lot that is just not needed? We had, in 2009, we had 150,000 unique visits to the Library. Pre COVID in 2019, there were 125,000 unique visits. That's a decrease of whatever, 20,000? That's a huge decrease. Why are you as a Committee not clearing your throats and saying what's going on here, Town Council? What is going on? Why do we need to double the size of the parking lot, when we have enough parking? It just, you know, is it spending money to spend money? I don't get it. It's just not right. Again, you have some influence on the Town Council, and I wish that you would bear on them to discuss this amongst themselves.

And by the way, the pitch is anywhere from 5 percent to 21 percent. Ms. Tefft asked 21? Mr. Clark said yup, I measured it. These things are great. I took a 2 by 4, and I put it on there, and it works. I said last, I got one more thing here; there's 400,000 in the budget which includes ARPA funds of 240 or something. The lights are going to be, on top of the 400, the lights are going to be an additional \$45,000. That's per Jeff Foote. And then the trees, my son is an arborist, and I shared the plan with him and asked him what it would cost to do it right and he said he would charge probably about \$100,000. So, we have \$145,000 on top of the 400,000, and I ask where's that money coming from? I already pay enough in taxes. I don't want to pay any more taxes. I don't think anybody else here does either. Thank you. Chair Vaccarello said thank you.

Ms. Maureen Redmond: Hello there. Moe Redmond, 81 Bedford Center Road. I just want to tack on to what Dan said about the fact that we already have the land. You're not buying land. I don't understand why it has to be asphalted in order to use it. The Town pool and playground consistently use a little extra section, and a couple of signs to say overflow parking over into the green space. And maybe, you know, maybe just a couple of granite slabs to show people where to park. I'm all for more Library events. I'm all for using and utilizing the Library and the Town Hall and everything like that. I just don't see spending the money on something that, it's like getting a new roof for your house. Yeah, you need it and but it's not going to show anything, but we don't need it and you still have it, and you can just pull up into it. So that's a really bad... anyway, I worry about when you got these numbers at 400,000 as well. We all know that the economy is going crazy right now, and I question that this could even be done for that amount of money, including what David just said about the extra money. It just doesn't make sense to me. Use it as a parking lot, sure, why not? I mean, you know, go for it when you need it. But why does it have to be asphalted? Thank you. Chair Vaccarello said thank you. Are there any other public comments?

Alright, I want to thank everybody for coming, Mr. Sawyer for presenting. I think I want to leave a couple things on the table for further investigation. One of which is the environmental study. I trust Bedford will follow whatever federal and state laws require them to pull permits or whatever else needs to happen. And I imagine that environmental study will cover off things like acetate and other things that have already, you know, been exposed in that particular area. As far as any other last comments from the Commission, I don't know if anyone else has anything else they want to add on record. Ms. Radke said I do. Ms. Redmond brings up a good point as far as the cost of asphalt going up astronomically day by day. What would happen if that cost to do that parking lot exceeds what we have budgeted? I'm just curious. What would happen? Mr. Sawyer said we'd have to revisit that with the

Library Trustees and the Council at that time. Until we get this to a contractor, which we keep delaying, to get through this process and to get the final plans, we don't know for sure. Obviously, it's costing more the longer we wait. We've been proposing to build this with an existing contract we have under contract already with rates that we have for our roads program and honor those as best as possible. There's obviously some things here that roads don't have that need quantities and need pricing for but the \$400,000 has been an engineer's estimate all the way through. It's not been a contracted bid price. And I believe the lighting is included in that number, but I don't want to leave you with the impression one way or another that it is not. And landscaping, again, if it works within the 400,000, we'd do that. If it requires more, we've committed through the Library Trustees to see that through. Ms. Radke said thank you. Mr. Sawyer said and as far as the state permit that was brought up, it's our understanding from all of our consultants and engineers in house that there is no AOT permit required for this alteration of terrain, is what AOT means. This project is under the size of that requirement.

Chair Vaccarello said so Jillian, I'm going to leave that one with you because I would like to make sure that that is true and accurate. I don't want to see Bedford or anyone else get in trouble for not following that procedure. So, let's double check and make sure that we've covered that off. Ms. Harris said yes, that will be confirmed, and it will be confirmed through the Planning Board review process as well. Chair Vaccarello said OK, and I think my last comment is on the cost and the timing. Given that things are wildly out of control, I understand and appreciate that there is no crystal ball, and every project I've ever done, personally or otherwise, has gone over budget by some number. And I know the Library Trustees will make good on that, but I just want to call out is there an urgency to do this and break ground? I never once heard of when we want to break ground on this. So, that actually, my question to you is when would you like to see ground break on this? Mr. Sawyer said we wanted this to be underway already, but we will work with our contractor to work within any time slot openings that they have to be able to try and do it this year. It's possible this may not be able to be done this year given the timing of the year. We're sitting here in mid-July, and this is more than a couple of days work. So, the contractor does need to have a pretty big opening in their schedule to be able to get it done. We're hopeful it's done this fall. We're almost to this fall now, but we're in the middle of the summer, so it's soon. As soon as we can get started, we would like to get started.

Chair Vaccarello said alright, last call for comments, questions? Alright, I want to thank Mr. Sawyer and Miss Johnson for presenting tonight, and just know that everything here that was said will go back to the Planning Commission and the Library Trustees for their comment and review on this. So, I'd like to thank everybody for their comments and ask you guys to—you are excused. Mr. Sawyer said alright, thank you very much. I appreciate your time. Chair Vaccarello said thank you.

Approval of Minutes – June 7, 2022

Chair Vaccarello said the next item on the agenda will be approval of the minutes from the June 7th meeting.

MOTION: Ms. Tope moves to approve the Minutes for the June 7, 2022, meeting. Ms. Tefft duly seconds the motion. ALL IN FAVOR - Unanimous. Motion carries. Minutes are approved.

Ms. Tefft asked do you want a motion to adjourn? Chair Vaccarello said no, not yet. Chair Vaccarello asked do you have any communications for the board? Ms. Harris said I have no further communications for tonight.

Communications: None.

Members Comments and Concerns: Chair Vaccarello said at this point any comments or concerns from the meeting? Ms. Tope said just for purposes of the record, do we mention the letter from Sullivan? Ms. Tefft said oh, it's the same letter that was at the June 7th meeting. Ms. Tope said OK, so we don't need to do that. Chair Vaccarello said yes, it was the same letter. Ms. Tefft said I guess there's only one letter. Chair Vaccarello said alright, at this point, if there's no other comments, questions, or concerns, I would ask for a motion to adjourn.

Adjournment

MOTION: Ms. Radke moves the Commission adjourn. Ms. Tope duly seconds the motion. ALL IN FAVOR - Unanimous. Motion Carries. Meeting is adjourned at 8:08 p.m.

The next meeting of the Bedford Historic District Commission will be on August 2, 2022.

Respectfully submitted by Sue Forcier