

Town of Bedford
Historic District Commission Minutes
August 2, 2022

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

7:00 PM Call to Order

Present: Joe Vaccarello (Chair), 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), William Carter (Town Council alternate).

AGENDA REVIEW:

Ms. Harris reviewed the agenda.

MOTION: Ms. Radke moves to accept the agenda. Ms. Tope seconds the motion. ALL IN FAVOR – unanimous. MOTION carries. Agenda is approved.

Old Business: none

New Business:

Item 1: 209 Route 101 Realty, LLC (Owner) and Millennium Running, LLC (Applicant) – Request for grading, site alteration, tree clearing and shed demolition for drainage and floodplain storage, located at 137 Bedford Center Road, Lot 20-41, Zoned R&A.

Let's open the first item under new business. The Route 101 Realty, LLC, owner, and Millennium running. If I could ask that the applicants step forward and have a seat and take us through your plan, please. Just introduce yourself for the record please.

Mr. John Mortimer: John Mortimer, owner of Millennium Running. I'm still waiting for Bedford Design to attend, but I can probably ... [Ms. Harris assists applicant with the computer.] Mr. Mortimer asked could I just ask that you hit zoom? Just take it up to 100%. It's down in the lower right of the screen. You'll see a little indicator. I'm a Mac guy. Perfect thank you. There we go, perfect. Can everybody see that, OK? [Board agrees, they can see it.] So, this project has come in the past a couple different parts with the Planning Boards and Zoning or whatnot, but in short, it's taking 137 Bedford Center Rd, which is bifurcated by commercial and residential. So, there's a couple of hurdles that we've had to go through with variances and different things with grading and floodplain, and all that sort of stuff. But basically,

it's taking what is now a decrepit lot and making it into an accessory use to Millennium Running, which is right across the street. I'm kind of going here a little bit blind without Bedford Design being here. I think you can see a number of sheds, makeshift garages on the property which would all be removed as part of the project, obviously to make room for the grading. Obviously, it's pretty decrepit. There used to be a house there. When we first moved in at Millennium Running, there was a house there that was then, I think, went on the property. Then it went under foreclosure. It was demolished so it's left sort of in disrepair. And as my dad always said, with waterfront property, there's only so much waterfront property. That's why it's so valuable. Well, there's only so much property directly behind the headquarters that we have a family business here and so it's valuable to us to develop it. Ms. Tefft said excuse me, can I ask him who demolished it? Could you ask him who demolished the house? Mr. Mortimer replied I'm not sure at what point—it was before I was involved in it. Ms. Tefft said you're speaking so quickly; I'm trying to write... Mr. Mortimer said sorry, I'm not sure who did that when, what phase the foreclosure happened, the demolition of it happened, but it was inhabitable at one point. So, I think it went away. So, as we're looking at this lot right here, which is 137 Bedford Center Road, Millennium Running is 138 Bedford Center Road. It's directly across the street. So, you'll see the setback line from residential and commercial bifurcates this lot. So, some of the areas of concern are filling in some of the low-lying areas to make the floodplain directly across. There is a water retention pond in the back section of the lot that will be made to offset the fill. And that's sort of the footprint where the accessory use, which has already been granted by the Town, basically a garage. If anybody has ever been on the backside of our, we have a fair number of trucks and vehicles that are on the backside of our, and we want to put that inside all the time. So, as you can see, this is Millennium Running where my cursor is. Directly behind it is the lot—obviously sheds removed. Then as you get a little bit closer into this, there are some existing structures. There's a garage and a second garage that used to be attached to the house that was there if I recall. Those are all being removed. And then a one-story garage with all the bays in the back—not facing the road. The intent is to have it be on the backside of it. Obviously, I'm a Bedford resident. I like nice buildings, and I like our Town to look nice, so, you know, the buffer from the road, additional parking, utilizing existing crosswalk that is already on site, and sort of vehicular storage in the back. And if you notice, the back of this goes all the way to—I guess this would be the other residents on North Amherst Road, which is quite a distance. I mean, you can't even see through. Even in the wintertime, you don't even see the lights on the other side. It's a fair amount of space to the very back of the lot and then to their section of lots. Going forward through the application, I guess all the abutters have been sent, and you guys know this stuff better than I do, right? Ms. Harris asked do you want to just focus on the Historical District portion of the lot? Mr. Mortimer continued so, the Historical District, I believe, is the front section of the lot if I'm not mistaken? Ms. Harris said it's the rear. Mr. Mortimer confirmed it's the rear section. So, we're not really doing anything to the rear section of the lot. So, you're saying the Rural District? Gotcha. I'm kind of lost here.

Mr. Clough said so, I'm a little confused. Millennium Running, isn't it on 101? Mr. Mortimer said it's on Bedford Center Road. So, it's on both sides. Mr. Clough asked is the entrance on 101, or? Mr. Mortimer said no, the entrance is on Bedford Center Road actually. We tried to get it on 101. That would have been nice, but it is actually on... Ms. Tope said you can see it from 101. Mr. Mortimer said you can see it from both sides, but it's a 138 Bedford Center Road address. And the main driveway is on the—I guess we don't have our existing 138 building detailed on here—but the main address is on Bedford Center Road. The main entrance is on Bedford Center Road. There's a shared driveway between—I guess it's Cupcakes 101 and the Smoke Place and Members First Bank, and Millennium Running—so there's a shared driveway and entrance that isn't actually a road, but it's a shared driveway. Mr. Clough said OK. Mr. Mortimer continued so, the back of the lot—if that's what I'm looking at right here. Chair Vaccarello

said yeah, so I guess my first question and Jillian this is probably for you—just so we set the tone for everybody, which portion of the lot—like, do we know where the line is between Historic District and non-Historic District it is? Because it's not the commercial... Ms. Harris said it is the commercial dashed line. Chair Vaccarello asked oh, it is the commercial? Ms. Harris said yep, so where the Commercial District ends, the Rural/Agricultural District begins, and so does the Historic District overlay. Chair Vaccarello said oh, OK. Ms. Radke said it's the pink lines. Chair Vaccarello said so, this dotted line right here. Ms. Tefft asked when was it bifurcated and the front part made commercial. Ms. Harris said I believe it was around 2012 that they changed to the Historic District to take those commercial properties out. Mr. Mortimer said so, from the direct impact to the Historic District, it's just a matter of grading of land, a retention pond, and some plantings. Ms. Radke asked is that where the sheds are? The sheds are back there too? Mr. Mortimer said no, the sheds are actually, if I were to overlay that, which I don't have the technology to do that, would be kind of, there's one shed right where this cursor is in the back of the driveway. There's a 3-car garage here, and there's another one-car garage. Ms. Harris said if you scroll, I think the next page or the last page, is existing. Ms. Radke said let me ask you a question then. Mr. Mortimer said oh there it is. So, I guess if there is a shed here, that shed would be removed. Someone clarified, two garages and a shed. Ms. Radke said can I ask a question? Mr. Mortimer said sure. Ms. Radke said so if the shed is not in the Historic District area... Ms. Harris said there is a shed there. Ms. Radke said there is one shed. Ms. Tope said yes, one shed. Ms. Radke said OK, so we're just approving or recommending one shed, not all of them. Ms. Harris clarified and the grading. Ms. Tefft added and the pond. Ms. Harris said and possible tree clearing. Ms. Radke said OK, so there is a shed then, that's why I asked. Mr. Mortimer said so the same thing when you add—there's a little bit of a floodplain issue that we need to add some land into the center of the lot between this 209 Reality and the top of this lot, that needs to be filled in to be above the floodplain. Anytime you do that, you have to take away from another part of the lot. So, and that's the retention—basically, the stormwater overflow. Ms. Radke said OK, gotcha. That's a better view. Mr. Mortimer asked is this the one you want? Ms. Radke said yes, now that you see this, it does. Ms. Harris said the colored elevation shows, I think, better what they're planning to do. Mr. Mortimer asked this one here?

Chair Vaccarello said I know going a little out of sequence, but it sounds like there's a handful of questions. So, let's go ahead and if Commission have questions let's go ahead, if you don't mind, answering questions as we go because I think now, we have a pretty good picture of what's going on. So, please go ahead. Ms. Tefft said yeah, I have a few questions. Those two garages that are in the commercial district, are those one-car garages, two-car garages, or a tanker truck car garage? What's the size? Mr. Mortimer said the existing ones that are decrepit? Ms. Tefft clarified the existing ones that you're going to tear down. Mr. Mortimer said at this point they're just one-car garage. Ms. Tefft asked they're just one car garage? Mr. Mortimer continued each bay is one. I think there's two bays if I'm not mistaken, again, in the commercial district. Ms. Tefft asked did you tear down the four-car garage that was on the property? Mr. Mortimer said I don't know anything about a four-car. Ms. Tefft said you never saw it that? Mr. Mortimer said I never saw that, no. Ms. Tefft asked you never saw the residence either? Mr. Mortimer said I saw the residence, yeah, when Joyce was there. We used to take care of her dog. Ms. Tefft asked but you were not involved in tearing it down? Mr. Mortimer said no, I never saw a four-car garage on that property, ever. I think it might have been miss, I mean, if you look at the—there's two bays of a garage and then there's like a lean-to you on the side. So, maybe—it may be two of the bays kind of took care of themselves along the way over time. It's very much a decrepit property at this point. Ms. Tefft said I've got very specific questions if I may. That shed that you have shown a photograph of that's on the property, on the Historic side—not necessarily just that side—is that the only small built wooden building in the historic area? Mr. Mortimer said correct. Ms. Tefft continued, let me just mention to you that Schoolhouse #1, when they were sold off and moved, Paul

Johonnett, who had bought the entire property we're looking at from Mr. Miltmoore, because it was all owned by the Miltmoores. I'm sure you know that. He bought Schoolhouse #1, and he put it on his property and used it to run his business, as his business office. So, my concern is it was a one-room schoolhouse. And was the first schoolhouse. And we spent a lot of time on a schoolhouse step. What research have you done to see if that possibly could have been Schoolhouse #1 that he purchased and put on his property? Ms. Harris said Elaine, I think Schoolhouse #1 was at 136 Bedford Center Road across the street. Ms. Tefft said it was across the street? Ms. Harris said yes. Ms. Tefft said he put it across the street—where they are now? Ms. Harris said no, down the street at 136. Ms. Tefft said OK, thank you. Mr. Mortimer said this is basically a chicken coop if I'm not mistaken. Ms. Tefft said OK. Where is the floodplain and the pond going to be? Can you point it out on that map? Mr. Mortimer said I believe as we said this... Ms. Tefft asked where were you going to be digging? Mr. Mortimer replied so, you can kind of see, there's a lot of detail on this map, but... Ms. Tefft said I assume you're going to be digging—oh, the retention pond is going to be up there in the Historic District? Mr. Mortimer said correct. Ms. Tefft said OK, how much testing have you done for contaminants on that property? If you're going to be putting a retention pond and you're going to be digging up the property and... Mr. Mortimer said I'm not exactly sure of that answer. Ms. Tefft asked have you done any? Mr. Mortimer said I don't know if Bedford Design Group has done any. I don't have an answer if Bedford Design has done any testing. Ms. Tefft said no, no, this would be your property, so it will be your job, wouldn't it? Mr. Mortimer said eventually, yes. Ms. Tefft continued well, if you own it, you own it, you know, whether or not it's cute. Let me see what I'm very upset about. Paul Johonnett had a business selling oil. Chair Vaccarello said Elaine, hold on one second. [Mr. Mortimer] can you finish your statement please? Mr. Mortimer said I was going to say, to my understanding, a pond like this is for overflow rainwater, so there's not—while you're digging up to create this, there's not necessarily—it's because you're filling in in the lower sections of the front of the lot, which is in the Commercial District, and it's for overflow rainwater at that point. Ms. Tefft said it looks awfully big. My concern is that Paul Johonnett ran a fuel oil business and a home heating oil business, and he had a full line of selling and servicing home heating equipment, fixtures, plumbing, etc. on that property. He had two huge storage tanks for his fuel, and they leaked. That means that somehow there are likely MTBEs on that property, and I think before anything is done that needs to be checked for contaminants. And some of that is, undoubtedly, because of where it was on the historic property itself. One of the things he did in his business was he had a hole dug in the ground where the cars and trucks would drive over it, straddling it, if at all possible. And then the mechanic would descend into the hole, change the oil. There was spillage. There was contamination. And to the best of my knowledge, nothing was ever done to deal with the contamination on that property. And I'm concerned, once you build your huge parking garage, that it's just going to stay there and fester. I think it needs to be checked out before anything happens on that property. Mr. Clough said, Mr. Chairman, so if it was fuel oil—MTBEs are in gasoline—so if it's in fuel oil, there wouldn't be MTBEs. That's my first comment. Mr. Mortimer said it was not gasoline, correct? Mr. Clough said correct. The second is that any concern of contaminants would be from removing soil. So, if you're going to remove soil, if you're going to dispose of that soil in a landfill, typically, bills of lading require that you sample the soil if the soil is indeed contaminated. Do you know what I mean? Mr. Mortimer said yeah. Mr. Clough continued so are you going to be taking soil off site or you're moving it from one place to another? Mr. Mortimer said I'm not exactly sure whether the soil that is being used and relocated within the site for the retention pond will just become this, the bioretention pond, which is relocated to that or it's going to be built up as a berm. I don't know that that soil would be the soil that would be used to fill that because I don't know if it's fill grade as well. But I assume that we would abide by whatever is required to take it offsite. Mr. Clough said OK. Mr. Mortimer said there's no right way to do the wrong thing. Mr. Clough said normally, they're doing this as the operation proceeds. I don't think it's under our purview. Ms. Harris said this will go to the

Planning Board on August 15th as well. Chair Vaccarello said I was just going to ask Jillian if this still has other hurdles to run and Planning has to cover all that stuff as well. I think one of the only things that I was leery to is the potential size of the building in height and to not exceed 38 feet, which is part of the plan as well. Ms. Radke said but that wouldn't be under our jurisdiction. Chair Vaccarello said I mean you're being a good neighbor by doing that. But yeah, it's out of our jurisdiction to vote on that. I think that's nice that you're keeping it one level. Mr. Mortimer said, and I don't know that the actual elevations are included in this package. But from the good neighbor perspective, you know, we own a building right there, and we've beautified the building, and we've made it better. Certainly, have commerce going on there and people coming in. This would be much the same way which, you know, eliminating some decrepit buildings, putting in some fills, some landscaping, some nice parking, and a garage with a cupola on top that I know we all love in Bedford.

Ms. Radke said talk a little bit about the tree clearing. Mr. Mortimer said tree clearing just in the areas where we need to have the pond overflow retention plan. Ms. Radke said OK. How many trees? Do you know offhand? Mr. Mortimer said I don't know if it's in this one, but if you look at some of the other ones we've had in the past, actually this photo, and I'll try to blow this up as much as I can for you guys. Easier said than done on this one, right? I'm trying to get to this one over here. There's this aerial. I don't know if you can see that. So, this actually illustrates it pretty well, where all the building here is in the front. This has already been cleared out. So, if we were to overlay what those graphics are and the lines are, they're well inside of, in fact, they're well inside of that. The shed that we're referring to is back here. Actually, it's right back here. So, all the other stuff is in the front. So very little of it, and it's already cleared out. So, from the direct question of how many trees—the majority trees are already gone on this site. Ms. Radke asked so it's more of the front ones. Nothing in the back then? Mr. Mortimer said yeah, as you get to the very back, it's a very large lot going back to North Amherst Road. Ms. Tope said and really, only what's necessary for the grading and such, not for the purpose of clearing up for any others. Mr. Mortimer said yeah, it's all wetlands back there and it's beautiful. I mean, I want to keep it that way. Ms. Tefft said if it's contaminated wetlands, it's not very beautiful. You don't feel that you need to pursue that and see exactly what the issues may be there, because once you've built that and settled in, it's going to be a lot more expensive if something occurs and you do have to pursue it. Mr. Mortimer said I appreciate that advice, for sure. I know this whole big section is wetlands in here, and I would assume, I mean, I'm not an expert in this field, but I'd assume this stuff was put in the thing in the ground many years ago, I'm sure it has seeped... Ms. Tefft said no, not many years ago. It was the 70s, 80s, well, you probably weren't born, but it's not that many years ago. This is not antique. It's not archaic. It's something that a lot of people who still are alive in Bedford saw happen. I mean, the leakage from all of those big tanks and the spills on the property and... Mr. Mortimer said I'm not privy to that, so this is news to me. I'll certainly look at that. Ms. Tefft continued and were witnessed by people who were still around. Mr. Mortimer said I will certainly dig into that for sure. I appreciate that. Chair Vaccarello said so, Jillian I trust this will come up at the Planning Board and they will have this conversation there. So, anything that needs to be done to make this happen, we'll get signed off. Ms. Harris said certainly, and any environmental or state permits that are needed would come up as well. Ms. Tefft said does the DES... Mr. Clough said I'm on the Planning Board, and I'm an Environmental Toxicologist, so I can address that. Mr. Mortimer said so, you're the expert. You can help me out on this one. I'm sort of, you know, we put on road races and sell running shoes. It's a little bit over my head. Mr. Clough said I used to do this for a living. I used to walk sites and say OK. Ms. Tefft asked does the DES have any interest in this kind of situation? Chair Vaccarello said I don't know. I'm going to defer to Steve on that one. Mr. Clough said actually, the consult... Ms. Tefft said well, I didn't want to presume to ask Steve, and as the Chair I thought what the heck? Chair Vaccarello said I appreciate that. Mr. Clough said this will come up on the Planning Board and the consultant that he's hired is required to

follow all of New Hampshire DES guidelines. Mr. Mortimer said and there's no right way to do the wrong thing here. Ms. Tefft said I've had phone calls. And I brought the town history, which is what I was reading from. So, it's certainly... Mr. Clough said from the aerial, I can tell you that it looks like there was some serious industrial activity there at some point. Mr. Mortimer said well, I think the aerial that we see right now and I'm not privy to that, I mean, we've lived in Bedford for—the business has been there for going on seven years from this aerial, per say, **right now**. What we see right now is landscapers that take their truck, and they go around. They dump stuff. They pick up mulch. Come back out. That's what's there. I don't know what was there prior to that. Mr. Clough said OK. Ms. Tope said and for our purposes here, it's going to be a net positive. Chair Vaccarello said yeah, when you look at it from what we're looking at from the Historic District side, I see, very little downside to this. Mr. Mortimer said we certainly want to do what's right by the environment one hundred percent of the time. This is our community, and we take that pretty seriously. Chair Vaccarello said so, I think leaving the environmental concerns to the experts, are there any other questions from the Commission before I open it up to public? Ms. Tefft said I just think it should be postponed until we have answers on the environmental issues. I don't think we should disturb anything because of this contamination. There's contamination at the shed site, too. Chair Vaccarello said noted. I know that's going to come up on the Planning side, which we don't have control over, but yes. Ms. Tefft said right. Ms. Tope said I have no further questions. Ms. Radke said no, but if we could, maybe we could put that in one of the conditions? Chair Vaccarello said that's what I was thinking is we can cover that as a condition. I don't know how to word that, but that it meets all standards? Ms. Harris said I would say local and state regulations regarding environmental testing. Ms. Radke said local, and state DES regulations? Mr. Mortimer said I mean; I would assume that would be like that for any building or anything that happens in Town. We're not trying to do anything that anyone wouldn't otherwise follow the rules on. Mr. Clough said he and his consultant has to do a due diligence of phase one, phase two if it's needed. Ms. Radke said so, they have to do that regardless. It's not necessary then. Chair Vaccarello said I was just going to say this is kind of baked into getting approval to **do the work to start with**. Ms. Tefft said I'm just curious, how did you manage to do that work without approval of the Planning Board—creating the parking areas, overflows, parking, and stuff like that? That's what my background information says. That neither of these uses were approved by the Planning Board. Mr. Mortimer asked in terms of the lot that exists right now, like demol...—we weren't involved in that. Ms. Tefft said well, they wanted conditions put on if they voted in favor of your request and I guess I don't have a lot of faith when people do things without Planning Board approval. And that's why I was asking if you were responsible for that or how you got away with it if you were. Chair Vaccarello said I don't think he was. Ms. Tefft asked he's not the one? Chair Vaccarello said I don't believe so. Mr. Mortimer asked for utilizing the lot across the street for overflow parking? Ms. Tefft said I don't know. Ms. Tope said I think she's talking about demolishing the house and stuff too. Mr. Mortimer said yeah, I'm not privy to that. I know when we're very busy, we'll park our trucks across the street and things of that nature. Ms. Harris said the demo of the house was not required to have Planning Board review. Ms. Radke said Millennium Running doesn't own that lot? Mr. Mortimer said no, not yet. Part of our purchase and sale agreement will be to go through all the hurdles. Ms. Radke said OK, so you're planning on purchasing that. Mr. Mortimer said yeah, we have a deposit to purchase it pending approvals. I don't want to buy a lot that we can't do anything with. Ms. Radke said so, you want to do your due diligence. You want to make sure that... Chair Vaccarello said this is one step in many processes you've gone through due to your due diligence. Mr. Mortimer said correct, yes. Ms. Radke said so, you don't currently own it, you're just looking to develop it, OK. Mr. Mortimer said we have a deposit and a signed purchase and sale agreement pending approvals. Ms. Radke said pending all this stuff. Chair Vaccarello asked Ms. Tefft did you follow that? Ms. Tefft said I can't hear him because he talks very fast, and he **mumbles**. Chair Vaccarello said alright, so I let me let me—unnecessary—but let me let me just synopsis for you. Ms.

Tefft said that would be great. Chair Vaccarello said basically, he doesn't own the property yet, right? Ms. Tefft said that part I got. Chair Vaccarello continued, so anything that's happened actually up until he actually signs on the dotted line and owns it, which is, I don't know, that'll pend all the other steps in Planning Board and everything else. Ms. Tefft said his hands are clean. Chair Vaccarello said yeah, he's not touched it. Ms. Tefft said thank you. Chair Vaccarello said yeah, so, thank you for your patience while we answer questions. Mr. Mortimer said no problem. Chair Vaccarello said if there's no more Commission questions, I need to open it up to the public to have any questions. So, if there's anybody in the public, are there any questions? Alright, if there are no more questions from the Commission side, could I get a motion please?

MOTION: Ms. Radke moves that the Historic District Commission approve the request for grading, site alteration, tree clearing, and shed demolition for the drainage and floodplain storage at 137 Bedford Center Road, Lot 20-41, in accordance with the information presented by the applicant, because the applicant has demonstrated consistency with Historic District regulations and ordinance subject to the following conditions:

- 1. The applicant shall seek final site plan approval from the Planning Board within 180 days of the Historic District Commission approval.**
- 2. All work shall be completed by the applicant within two years of the date of the Historic District Commission approval.**
- 3. The applicant shall submit photos of the completed work for the file.**

Ms. Tope duly seconds the motion. Roll call vote taken – 3 to 1. MOTION carries.

Chair Vaccarello votes yes.

Ms. Radke votes yes.

Ms. Tope votes yes.

Ms. Tefft votes no.

Ms. Tefft said I'm concerned about the environmental issues and spreading contaminants and contamination, and I don't want to vote in favor of anything until I have all the answers. I would have hoped that he would have come back after we have some answers on the certain spill of oil and petroleum product. Chair Vaccarello said I should know this, but I don't. But where we have three yeas and a nay, is a majority rule? Ms. Harris said yes. Chair Vaccarello said so, the motion carries then. Ms. Tefft said yes, I just want to go on record as... Chair Vaccarello said fair enough, so noted. And I know it doesn't help you, but I think Item one and the conditions covers any and all concerns from me around environmental things, because they're going to have to do that anyway, for what that's worth. But anyway, thank you very much for your time and your presentation. Mr. Mortimer said thank you, I appreciate it. And thank you for the history lesson which I was not aware of all that stuff, and we'll certainly do our due diligence to make sure we do the right thing. Ms. Tefft said I take it seriously. Mr. Mortimer said clearly, thank you. Chair Vaccarello said alright, thanks very much.

Item 2: Town of Bedford (Owner) and Bedford Historical Society (Applicant) - Request to change roofing materials for the Bedford Historical Society carriage house, located at 24 North Amherst Road, Lot 20-95, Zoned R&A.

Chair Vaccarello said moving on to the second item on the agenda, the town of, I know it's not supposed to be Town of Bedford, but the Bedford Historical Society. You guys are welcomed to take a seat and explain your proposal to us, please. Introduce yourself for the record, please.

Ms. Claire Day: Yes, my name is Claire Day. This is Gwen Broder. We're from the Historical Society, and we own this small little shed/carriage house—the third building there next to the Town Offices. It's used to store the old Bedford hearse and some large farm implements. It has a cedar shake roof on it that has failed badly, and we have a wonderful member who's given us the money. We thought the most prudent thing to do would be to put some—we got a 50-year guarantee on asphalt architectural shakes or shingles. And so, it'll really be in keeping with the look that's already there for the Museum and the Historical Society. So, nothing else will change. We're just going to remove those cedar shakes, and the same roof profile will exist.

There's a couple sort of rake boards below the roofline that have failed, and those would be replaced. But otherwise, it's just replacing the roof. So, I think it will have slightly better continuity in terms of the aesthetic. Chair Vaccarello said I think you answered my one and only question which was, what are the other buildings around you? And they're asphalt shingles. So, it looks like it will now match the rest of the contingents, so that seems pretty reasonable to me. Ms. Day said right. Ms. Radke asked are those original cedars? Ms. Day said yes that little building was built about 22 to 23 years ago. Ms. Radke said oh OK, so it's not that old then. Ms. Day said no. Ms. Tope said I think it was 1998. Ms. Day said it's a new building, relatively. Ms. Radke said so at that time they decided to put the cedar shingles on. Is that what you call them? Ms. Day replied, shakes. Ms. Radke said OK, to probably replicate an older building. Ms. Day said yes, it has a nice look, and we love them. But honestly, we can't afford them. Ms. Radke said I know, they're very expensive. They're putting them on a building, and I almost died when I heard the amount! Ms. Day said yeah, yeah. Chair Vaccarello said and they need serious maintaining along the way too. Ms. Radke said yes, they do. Ms. Day said right. Ms. Radke said this is a smart move.

Ms. Day said yeah, and there's really an overhanging tree there that we probably should have taken care of because that doesn't help those either. And we, as I said, we have a wonderful member who's given us the money to do this, and it's just a one-day job. They do have to put a sub roof on. There's just these slats for the shingles, but weather permitting, should be a small job. Ms. Radke asked nothing got damaged inside, has it? Ms. Day said no, but if we didn't do something soon, we would be in trouble. Yeah, because the hearse is really unique. Ms. Radke said right, beautiful. If you haven't had a chance to see that... Chair Vaccarello said yeah, it's cool. Ms. Radke agreed, it's pretty cool. Ms. Day said since COVID happened... we'd like to have more regular tours and open up the Museum, which is the other building beside it. So, we're hoping to do that, too. And then we have another member who's going to take the hearse out—Greg Zimmermann—he lives up on Bedford Centre Road, and he's just going to park it there, so we'll have it out of the way. And I think traffic can go by the guys who are doing the work. They've said they'll just block their space off and shouldn't be too much of an issue. Ms. Radke said excellent.

Chair Vaccarello asked any other questions from the Commission? Ms. Tefft said I'm just waiting to make a motion. Chair Vaccarello said before we jump, I need to open it up. Anything from the public as far as questions go? All right, could I get a motion please? Ms. Tefft said absolutely!

MOTION: Ms. Tefft moves that the Historic District Commission approve the request to change roofing materials for the Bedford Historical Society Carriage House at 24 North Amherst Road, Lot 20-

95, 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 two years of the date of the Historic District Commission approval.
2. The applicant shall apply for all necessary building permits prior to construction.
3. The applicant shall coordinate with the Director of Public Works to temporarily close adjacent parking spaces as necessary.
4. The applicant shall submit photos of the completed work for the file.

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

Chair Vaccarello said excellent, thank you very much. Ms. Day said thanks very much.

Other Business: None.

Approval of Minutes from Previous Meeting (July 12, 2022).

MOTION: Ms. Tope moves to approve the Minutes of July 12, 2022. Ms. Radke seconds the motion. ALL IN FAVOR – unanimous. MOTION carries. The Minutes are accepted.

Communications: None.

Members Comments and Concerns: None.

Adjournment:

MOTION: Ms. Radke motions to adjourn the meeting. Ms. Tope seconds the motion. ALL IN FAVOR. Motion carries. The meeting is adjourned at 7:38 pm.

The next meeting of the Bedford Historic District Commission is scheduled for September 6, 2022.

Respectfully submitted by Sue Forcier