

**Bedford Historic Preservation Commission  
Minutes of Virtual Meeting of 03/01/2022**

Commission Members Present: J. Linz (Chair), D. Corey, J. McAleer, D. Goldbaum

Members Absent: None

There are three vacancies on the Commission.

Others Present: C. Laskey (Facilitator)

1. The meeting minutes of 12/07/2021 were moved, seconded, and approved, 4-0.
2. Financial Report – The operating budget for FY2021 is \$1,333, and no expenditures have been made. However, a motion to pay the pending invoice for a Demolition Delay hearing legal ad, not to exceed \$100, was made, seconded, and approved, 4-0.

3. Demolition Delay -

93-95 South Road - A public hearing to consider whether the house should be Preferably Preserved was convened. Mr. Goldbaum was recused from the hearing because he was the applicant. There are three vacancies on the Commission, so the three remaining members did not constitute a quorum. The discussion focused on the condition of the house, which had structural issues documented in a structural report submitted with the application. The replacement house would look identical to the current house minus vinyl siding and with architectural details restored. It will be relocated slightly to eliminate a side yard setback variance.

At the conclusion of the hearing, it was moved, seconded, and voted, 3-0, that the house not be Preferably Preserved. Because the vote did not constitute a quorum, the procedure in Section 57.4 of the Bylaw shall apply:

“If the Commission does not so notify the Building Inspector [*that the building is preferably preserved*] within twenty-one (21) days of the public hearing, the Building Inspector may issue the demolition permit.”

4. Historic Building Updates

- 231 Concord Road (Col. Timothy Jones House). The house has been listed on the National Register of Historic Places. Mr. Goldbaum reported that the new owners have retained him to perform needed renovations and repairs to the house.

- 229 Old Billerica Road (Michael Bacon House). The new owner, Michel Khaledi, emailed to Mr. Corey regarding potential funding from the town for historic preservation of the house. Mr. Corey replied, and Town Manager contacted Mr. Khaledi on 12/19/21 to offer a meeting to discuss Historic Deed Restriction requirements. There has been no follow-up from Mr. Khaledi.

5. Board Vacancies & Recruiting – Mr. Linz’s article, “How Does a Building Become Historic” appeared in the Bedford Citizen and the Historical Society’s Preservationist newsletter. It encouraged readers to consider joining the Commission. Following a discussion, several Commission members agreed to contact individuals that might have an interest in serving.

6. Job Lane Farm Museum – The Friends of the Job Lane House (FJLH) will have their Annual Meeting on March 13, 2022, at 2:00 PM at the Congregational Church. The meeting is open to anyone.

The HPC previously voted to concur with the FJLH’s planned location for construction of a storage shed. It would be located within a 100-foot buffer zone, so a Conservation Commission hearing was required. The Commission has approved the permit request.

7. Museum - There was nothing new to report on the Town museum

8. Community Preservation Committee – k. Shutkin has been serving as the Historic Preservation member on the Community Preservation Committee. However, since she retired from the HPC last year, Town Bylaws require that a new CPC member be appointed from the HPC. Mr. Goldbaum expressed possible interest but needs additional information.

9. Website - J. Linz reported that website now contains Bylaw Articles 29 (HPC function), 56 (Historic tax incentive), and 57 (Demo. Delay) and the last Annual Report. He would welcome suggestions to further improve the website.

10. Arbor Resources Committee has contacted members of the Commission regarding planned tree removals by DPW. There is particular concern over removal of a 240-year-old oak. Ms. McAleer intends to follow up.

11. Tax Deferral Bylaw – There was a discussion regarding proposed revision of Article 56 of the General Bylaws. Mr. Linz reported that there had never been a historic home tax deferral application in Bedford or in other towns which adopted similar bylaws. It follows a Mass. Historic Comm. model bylaw, but the fiasco with Ann Seamans trying to get her house eligible demonstrated the futility of the current Bylaw. Her application lay around in State and Federal agencies for almost 3 years and was finally approved for National Register listing just before her death. Mr. Corey has worked on a draft revision that would make the bylaw strictly a local one. Mass. Historical Comm. certification, listing on the State Register, and compliance with the Secretary of the Interior Standards would be eliminated. A copy of the draft will be distributed for discussion at the next regular meeting.

12. 139 The Great Road – There was a brief discussion regarding the Select Board’s warrant article to demolish the house at 139 Great Road. Built in 1836, the house is in the Local Historic District. Mr. Corey proposed a draft letter to the Historic District Commission urging rejection of the article. However, Mr. Linz expressed concern over acting on the item because it had not appeared on the Commission’s agenda for the meeting. It was moved, seconded, and voted, 4-0, to have a posted special meeting on this article on March 15, 2022, at 6:30 PM. An official position on the article will be discussed then.

13. Next Meeting. The next regular meeting will be on Tuesday, June 7, 2022, at 7:00 PM. It will either be a virtual Zoom meeting or an in-person meeting if allowed by that date.

Respectfully submitted,

Don Corey  
Acting Clerk