

**Bedford Historic Preservation Commission  
Minutes of Virtual Meeting of 04/12/2022**

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

Members Absent: None

There are three vacancies on the Commission.

Others Present: S. Gould (Facilitator), E. Pierce (SB Liaison), P. Brown, I. Bloom, A. Yates (prospective HPC member), S. Keep (prospective HPC member)

1. The meeting minutes of 03/15/2022 were moved, seconded, and approved, 4-0.
2. Financial Report – The operating budget for FY2021 is \$1,333, A Demolition Delay hearing legal ad for \$82.00 was paid, reducing the available balance to \$1,251.00. Payment was previously approved.
3. Demolition Delay  
240 South Road – A discussion was held on an Application for Determination of Significant Building dated March 30, 2022, for 240 South Road. The house construction date was 1925 according to Assessors records. The dates for the garage and shed were not known. Pamela Brown represented the owners. The property is planned to be redeveloped in conjunction with the adjacent property at 244 South Road for a senior housing facility. The property does not meet any of the criteria under the Demolition Delay bylaw to be Significant. It was moved, seconded, and passed, 4-0, that the property is not Significant.
4. Historic Building Update  
- 231 Concord Road (Col. Timothy Jones House) - Mr. Goldbaum will be performing needed renovations and repairs to the house. This led to a discussion of revising the Historic Property Tax Deferral bylaw. It follows a Mass. Hist. Comm. model bylaw with restrictions that have made it unworkable here and in other communities with similar bylaws. D. 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 as a starting point for discussion at the next regular meeting
5. Meeting Format – E. Pierce reported that the Select Board had voted to allow in-person meetings beginning on May 16, 2022. A discussion followed on preferences for in-person, continued virtual, or hybrid meetings. Based on different personal preferences, hybrid meetings are preferred.
6. Job Lane Farm Museum – J. Linz reported on activities there. The HPC has management responsibility for the house and barn, and he is the HPC representative on the Friends of the Job Lane House Board of Directors. The house will open on Mother’s Day. All approvals have been issued for installation of a shed behind the house and barn. An inspection of the property with the Facilities will be made in order to develop a long-term plan for repairs and maintenance.
7. Community Preservation Committee – Town Bylaws require that a new CPC member be appointed from the HPC. D. Goldbaum is willing to serve as the Historic Preservation member on the CPC.
8. Commission Vacancies – Appointments of A. Yates and S. Keep are pending. One more vacancy remains to be filled.

9. NWIRP Hangar – The owners of the former NWIRP hangar on Hartwell Road have requested and been provided letters of support for a Mass. Historic Rehabilitation tax credit. A limited number of tax credits are awarded quarterly, and a new application with a letter of support is needed quarterly.

10. Next Meeting. The next regular meeting will be on Tuesday, June 7, 2022, at 7:00 PM.

Respectfully submitted,

Don Corey  
Acting Clerk