

**Bedford Historic Preservation Commission  
Minutes of Virtual Meeting of 06/07/2022**

Commission Members Present: J. Linz (Chair), D. Corey, J. McAleer, D. Goldbaum, A. Yates, S. Keep

Members Absent: None

There is one vacancy on the Commission.

Others Present: S. Gould (Facilitator), E. Pierce (SB Liaison), P. Brown, A. Lloyd

1. The meeting minutes of 04/12/2022 were moved, seconded, and approved, 5-0.

2. Financial Report – The operating budget for FY2022 is \$1,333, The financial report provided by the Town showed total expenses as \$182.00, which indicated a \$100 expenditure in addition to the prior \$82.00 invoice for a legal ad. The situation will be checked. The unexpended budget balance will revert to the General Fund on 06/30/22.

[NOTE: The Town submitted a corrected financial statement on 06/10/22 with YTD expenses of \$82.00.]

3. Demolition Delay

9 Beacon Street – A discussion was held on an Application for Determination of Significant Building received by the HPC on May 26, 2022, for 9 Beacon Street. The house construction date was 1915 according to Assessors records. The date for the garage is not known. Pamela Brown represented the owner. The property is planned to be redeveloped as a single-family residence in compliance with current Building Codes and Zoning setback requirements. The property does not meet any of the criteria under the Demolition Delay bylaw to be Significant. It was moved, seconded, and voted, 5-0, that the property is not Significant.

4. Historic Building Update

229 Old Billerica Road (Michael Bacon House) – A new owner has acquired the Michael Bacon House along with the large adjacent residential lot (231A OBR) for redevelopment of the property with multiple housing units. Pamela Brown also represents that owner. She stated that the final status of the house is pending, but the owner is considering putting a Permanent Deed Restriction on it. A new road to access the other property may pass near the house.

5. Meeting Format – J. Linz explained that the Commission needs to vote on the preferred meeting format. The current virtual meeting format is due to expire, but the State may extend that format. A discussion followed on preferences for in-person, continued virtual, or hybrid meetings. Hybrid meetings would be preferred, but they are only possible in the Select Board's Meeting Room, which is not available to the Commission. It was moved, seconded, and voted, 4-1, to return to in-person meetings.

6. 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. It was moved, seconded, and voted, 5-0, that D. Goldbaum be recommended to the Select Board to serve as the HPC representative on the Community Preservation Committee.

7. Tax Deferral Bylaw Amendment – Tax Deferral Bylaw – There was a continued discussion regarding proposed revision of Article 56 of the General Bylaws that would make the bylaw strictly a local one. J. Linz reported that there had never been a historic home tax deferral application in Bedford or in other towns which adopted similar bylaws based on the Mass. Historical Comm. model bylaw. The current draft revision would eliminate Mass. Historical Comm. certification, listing on the State Register, and

compliance with the Secretary of the Interior Standards. Recommended additional changes include making the bylaw applicable to any owner of a historic residence (eliminating the occupancy requirement) and applying the 5-year phased-in tax incentive to the owner of record in each of the 5 years (eliminating phase-out if the property is sold). D. Corey will distribute a revised draft.

8. Job Lane Farm Museum – J. Linz reported on activities there. The Friends of the Job Lane House resumed having open houses beginning on Mother’s Day. All approvals have been issued for installation of a shed, and construction will begin soon. In-person tours of the House by the third-grade class resumed this year.

9. Commission Vacancies & Activities – One vacancy remains to be filled. There was a discussion of Commission activities for which volunteers would be welcome. They include the Clerk position, maintaining the website, getting familiar with Bylaws relevant to the Commission to answer inquiries, handling Demolition Delay correspondence, etc. A. Yates offered to start taking the minutes effective with the next meeting.

10. Next Meeting. The next regular meeting will be in-person on Tuesday, July 5, 2022, at 7:30 PM. However, if there is no urgent business, the next meeting will occur on Tuesday, August 2, 2022, at 7:30 PM.

Respectfully submitted,

Don Corey  
Acting Clerk