

**HISTORIC DISTRICT COMMISSION
MINUTES OF MEETING
OCTOBER 2, 2019**

Town of Bedford
Bedford Town Hall
Selectmen's Meeting Room

PRESENT: William Moonan, Chair; Alan Long, Vice Chair; Karen Kalil-Brown, Clerk
Sal Canciello; Karl Winkler

ABSENT: None

Mr. Moonan introduced himself and read the emergency evacuation notice.

PRESENTATION: Mr. Long read the notice of the hearing.

PETITION #005-20 – Ned Semonite, 20 South Road, for removal of wooden staircase on side of house.

Betsy Semonite, co-owner of the house at 20 South Road, greeted the Commission and said that her husband was out of town so she was attending in his place. She explained that they hoped to remove the staircase at the side of the house and the door at the head of the stairs, covering the opening with clapboard painted the same color as the existing structure.

The Commission members talked with Ms. Semonite about the details of the clapboard, door, and railing. Ms. Semonite noted that the railing would be finished to match the existing.

Ms. Kalil-Brown arrived at this time from another meeting, noting that she would not vote on this application since she was not present from the beginning.

Mr. Moonan called for a motion.

MOTION:

Mr. Long moved to grant Ned Semonite, 20 South Road, removal of wooden staircase at north side of house, replacing door at upstairs landing and filling as needed with clapboard to match existing and finishing with railing to match existing.

Mr. Winkler seconded the motion.

Voting in favor: Moonan, Long, Canciello, and Winkler

Voting against: None

Abstained: Kalil-Brown

Ms. Semonite stated that they hoped to erect a fence at some point in the next year, and asked whether the Commission would be amenable to that. The HDC members stated that they liked fences as a general rule, provided that the materials and colors were appropriate for the District. Ms. Semonite thanked the members for their time and said she would be back to see them next year with a new fence application.

PRESENTATION: Ms. Kalil-Brown read the notice of the hearing.

PETITION #001-20 – CONTINUATION – Pamela Brown, Esq., for Bedford Auto Clinic, at 105 Great Road, for canopy over existing gas pumps.

Ms. Brown greeted the Commission, as did George and Zepour Kouyoumjian, owners of the gas station at 105 Great Road. Ms. Brown stated that she had provided new plans from the architect that showed renderings of the proposed canopy in front of the building. She reiterated that this was the only gas station in Bedford without an overhead canopy, and the owners felt that it was important to have it because all the equipment was electronic and susceptible to the elements.

There was discussion about the updated plans and the dimensions of the proposed canopy. Mr. Winkler said that the new plans still did not shed much light on exactly how this canopy would look. Mr. Moonan agreed that these were very rudimentary plans and did not alleviate his concerns about the new structure appearing too massive from the street.

Ms. Brown talked with the HDC members about whether brick-faced columns or steel columns were preferred. It was decided that brick-faced columns would look more appropriate.

The Board talked with the applicants about the visual impact of the proposal, particularly the height. Ms. Brown commented that the canopy roof would be 36 feet long and 24 feet wide; the clearance to the underside of it would be 14'6" with an addition 48-inch fascia. Mr. Long suggested changing the roof pitch in order to lower the height. Mr. Moonan asked whether that clearance could be lowered, perhaps by making the vertical suppression systems horizontal. He said he didn't know whether that would be possible, but it might be an option worth examining.

There was further conversation about the height of the existing building and the height of the proposed canopy, and how the two structures would relate.

Mr. Moonan opened the hearing to the public.

Amy Lloyd, a resident of 45 South Road and the Planning Board liaison to the HDC, said that, speaking as a neighbor and not as a representative of the Planning Board, she was quite opposed to the canopy over the gas pumps; it would be intrusive and would block

many views of the Historic District, coming up and down Great Road in both directions. She added that she might be more open to the applicants' request if the lot was not so poorly maintained. Mr. Kouyoumjian said he would work towards cleaning up the property and making it look more attractive.

The Commission members all expressed concerns with the proposal, and it was agreed that no vote could be made with the current plans. Ms. Brown said she would work with the applicants and the architect to come up with more detailed plans. She requested a continuation to the next meeting date. Mr. Moonan called for a motion to continue.

MOTION:

Mr. Canciello moved to continue Pamela Brown, Esq., for Bedford Auto Clinic, at 105 Great Road, for canopy over existing gas pumps to November 6, 2019 at 7:30 PM.

Mr. Long seconded the motion.

Voting in favor: Moonan, Long, Kalil-Brown, Canciello, and Winkler

Voting against: None

Abstained: None

The motion carried unanimously, 5-0-0.

BUSINESS MEETING:

Application Submittals

The Board held a discussion regarding how soon before a meeting the HDC should require an applicant to submit all data for that hearing. Members were concerned that the Commission was being put in the uncomfortable position of having to make decisions without understanding all the implications of the request because they were seeing the information for the first time that evening. Mr. Moonan noted that such late information precluded any chance for a site visit. It was further discussed that information not received in a timely fashion should not be admissible. The members ultimately decided that all information in support of an application, including for a continuation, should be received in the Code Enforcement office two weeks prior to any hearing date.

MOTION:

Mr. Winkler moved that all information in support of an application shall be received two weeks prior to any meeting in order for the commissioners to be able to receive the information and to visit the site under consideration if necessary. Minor deviations from this policy will be considered at the Commission's discretion.

Ms. Kalil-Brown seconded the motion.

Voting in favor: Moonan, Long, Kalil-Brown, Canciello, and Winkler
Voting against: None
Abstained: None

The motion carried unanimously, 5-0-0.

Adjournment

Mr. Moonan called for a motion to adjourn the meeting.

MOTION:

Mr. Long moved to adjourn the meeting.

Mr. Canciello seconded the motion.

Voting in favor: Moonan, Long, Kalil-Brown, Canciello, and Winkler
Voting against: None
Abstained: None

The motion carried unanimously, 5-0-0.

The meeting adjourned at 8:40 PM.

William Moonan, Chair

Date

Respectfully Submitted,

Scott Gould
HDC Assistant