

**HISTORIC DISTRICT COMMISSION
MINUTES OF MEETING
JULY 10, 2019**

Town of Bedford
Bedford Town Hall
Lower Level Conference Room

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

ABSENT: Karl Winkler

Ms. Kalil-Brown read the emergency evacuation notice.

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

PETITION #002-20 – Vanessa and Michael O'Donnell, at 6 Maple Street, for driveway and pavers.

Vanessa O'Donnell greeted the Historic District Commission (HDC) members and explained that she and her husband were planning some maintenance to their yard and driveway, some of which would involve changes that needed approval. She said they were going to rip up the existing driveway and replace it, not making it any wider than the existing driveway but adding an edging of cobblestone along the left side.

Ms. O'Donnell stated that they hoped to replace the existing railroad tie with a small fieldstone wall, four feet out from the house wall; the fieldstone wall would be one foot high and 29 feet long. She explained that they also sought approval for a trellis at the side of the house, the purpose of which was to shield the trash barrels from view.

Mr. Long asked whether the applicants proposed a cap at the top of the fieldstone wall. Ms. O'Donnell replied that they planned on simple cement filling on the top, with no cap. She noted that it was a modest house and they wanted the wall to be equally modest.

There was general discussion about the proposal, including location of the downspout and the aesthetics and dimensions of the cobblestones and wall.

The Board members talked about the details of the trellis. Ms. Kalil-Brown said that the photo of the trellis provided by the applicant made it appear a bit industrial for such an attractive historic home. Ms. O'Donnell said the photo provided was not necessarily what the final product would look like. Mr. Long said he had no problem with voting on the rest of the proposal tonight, but he thought it would be best to continue the trellis to a future meeting date, at which time Ms. O'Donnell could provide more detail on the trellis, such as size, material, and location. Ms. O'Donnell agreed to continue the trellis discussion, noting that she would be ready with the details by the next meeting.

MOTION:

Mr. Canciello moved to grant approval to Vanessa and Michael O'Donnell, at 6 Maple Street, for repaving driveway and adding row of cobblestones on the left. Replacing railroad ties on the right shall be a fieldstone wall, 29' wide, 1' high, filled on top with concrete. Downspout shall run through the wall. Location of driveway and cobblestones shown on Exhibit A; dimensions and location of fieldstone wall shown on Exhibit B; plot plan marked as Exhibit C.

Ms. Kalil-Brown seconded the motion.

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

Voting against: None

Abstained: None

The motion carried unanimously, 4-0-0.

Ms. O'Donnell thanked the Commission members for their time and said she would see them at the August meeting.

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

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

Ms. Brown greeted the Commission and introduced George and Zepour Kouyoumjian, owners of the gas station at 105 Great Road. She said she believed this was the only gas station in Bedford without an overhead canopy, and the owners felt that it was very important to have it because all the equipment was electronic and susceptible to the elements. Mr. Kouyoumjian commented that it was all but impossible for him to keep employees, because there was no shelter while pumping gas, and he was spending thousands of dollars every month getting the electronic equipment fixed. Ms. Brown noted that the canopy would not only serve to shelter vehicles and people from the elements and protect the equipment, but would also include fire suppression equipment.

There was discussion about the dimensions of the proposed canopy. Ms. Brown said 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.

The Board talked with the applicants about the visual impact of the proposal. Ms. Brown said that the canopy roof would have shingles over felt paper and plywood base with dentil molding; the color of the shingles had not yet been determined but would match the roof of the garage. Ms. Kalil-Brown said that there was no dentil molding on the existing building so, in her opinion, it was not necessary to have it on the canopy. She noted that it might look out of place and would save the applicant money not to include it.

The other members agreed.

Mr. Moonan said that a similar proposal had come before the Commission about ten years ago, although it was an informal business meeting and not a public hearing. He said that proposal ultimately didn't go anywhere, but he recalled that the HDC wasn't in support of it because it looked very industrial and incongruous for the site and the streetscape. He commented that this proposal, at least, felt more in keeping with the area and the building on the property.

There was extensive discussion about the height of the existing building and the height of the proposed canopy, and how the two structures would relate. Ms. Kalil-Brown asked whether there was a building code that dictated how high such a structure needed to be. Ms. Brown said she was not certain whether there was such a code, but she would look into it.

Mr. Moonan said that his primary concern was how the massing of this canopy would appear from the street. He said that he understood the need for such a structure and felt this was not an unattractive proposal, but he thought more detail was necessary before the HDC could vote on it. He suggested that the applicants use Photoshop or a similar application to render how the canopy would look in front of the existing building.

Mr. Kouyoumjian commented that the architect who designed this canopy also designed a similar, if not identical, canopy in the Middleborough Historic District. He said he could provide photos of that at the next meeting as well. Mr. Long commented that that might go a long way in helping the Commission make its decision.

After final conversation about the application, Ms. Brown requested a continuation to the next meeting date. Mr. Moonan called for a motion.

MOTION:

Ms. Kalil-Brown moved to continue Pamela Brown, Esq., for Bedford Auto Clinic, at 105 Great Road, for canopy over existing gas pumps to August 7, 2019 at 7:30 PM.

Ms. Canciello seconded the motion.

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

Voting against: None

Abstained: None

The motion carried unanimously, 4-0-0.

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

PETITION #007-19 – CONTINUATION – Robert and Stephanie Keep, for the Fitch Tavern, at 12 Great Road, for removal of dead trees.

Mr. Moonan read an email that the HDC had received from the Keeps, in which they requested the removal of a tree on their property; he noted that the Keeps were currently out of the country and asked whether it was possible to obtain this permission in their absence.

The Commission members talked about this proposal and the photograph of the tree provided by the applicants. It was ultimately agreed that, if the Keeps could provide a letter from an arborist or the town's Tree Warden that the tree in the photograph was officially deemed unsafe, it could be removed.

MOTION:

Mr. Canciello moved to approve the removal of the tree shown in Exhibit A, contingent on an arborist's or the Bedford Tree Warden's analysis regarding the safety of the tree leaning in place.

Mr. Long seconded the motion.

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

Voting against: None

Abstained: None

The motion carried unanimously, 4-0-0.

BUSINESS MEETING:

Appointment of Karl Winkler to Full Member Status

Mr. Moonan stated that Kevin Latady's term on the Commission had expired and there was a fifth opening for a full member. He said that Karl Winkler, currently an alternate, had indicated that he would like to be moved into that position. Mr. Moonan explained that the Board needed to vote whether to recommend this move to the Selectmen, and asked whether the other members felt there was any reason not to do so. Mr. Long said that Mr. Winkler was a conscientious and insightful member of the Board and he thought it appropriate that he be moved to the position of full member. The other Commissioners all agreed.

MOTION:

Ms. Kalil-Brown moved to recommend to the Selectmen Karl Winkler for full member of the Historic District Commission.

Mr. Long seconded the motion.

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

Voting against: None

Abstained: None

The motion carried unanimously, 4-0-0.

Sal Canciello as Architect

Mr. Moonan noted that, under its charter, one member of the HDC must be an architect. He said that Mr. Latady had previously been listed as the Commission's architect, but now that his term expired, the role would be filled by Mr. Canciello.

Adjournment

With no further business to discuss, 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, and Canciello

Voting against: None

Abstained: None

The motion carried unanimously, 4-0-0.

The motion adjourned at 8:35 PM.

William Moonan, Chair

Date

Respectfully Submitted,

Scott Gould
HDC Assistant