

**HISTORIC DISTRICT COMMISSION
MINUTES OF MEETING
AUGUST 15, 2019**

Town of Bedford
Bedford Town Hall
Lower Level Conference Room

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

ABSENT: Sal Canciello

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

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

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

With no one present when the hearing was opened, Mr. Moonan suggested moving on to the second item on the list.

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

PETITION #003-20 – Jennifer and John McClain, at 8 Maple Street, for renovations.

Mr. Winkler stated for the record that he knew the McClains, as they go to the same church, but he felt he could be impartial on this application. Mr. Moonan said he did not feel that this constituted a conflict of interest, so Mr. Winkler was free to vote on this application as long as he believed he could remain objective and impartial.

The McClains introduced themselves and stated that they had recently purchased the house at 8 Maple Street and planned an extensive renovation in order to return it from its existing two-family use back to a single-family. They explained that this would involve the addition and relocation of several windows and the removal and relocation of the chimney. They noted that they planned several interior renovations as well that they were happy to discuss with the Board. Ms. Kalil-Brown said that the HDC's jurisdiction was only for anything that could be seen from a public way, so the applicants were free to work on the inside without any HDC approval.

Mr. Long asked when the house was built. Mr. McClain replied that the Assessors database listed it as being built in 1830.

Mr. Moonan suggested splitting the discussion into two pieces, one for the chimney and one for the windows.

Chimney

The applicants went through the architectural drawings included with the application and talked in detail about the proposed changes. Ms. McClain said that the chimney was extremely old and also was in the way of some beams they would need to add for the renovation, so they hoped to take it down and replace it with a new, non-functional chimney.

Mr. Moonan asked whether any of the Commissioners had an issue with the applicants replicating the chimney. Mr. Winkler said a structure in this period would likely have had a chimney, so he felt it was only appropriate to at least replicate it. The other members agreed. After further discussion about size, placement, and materials, Mr. Moonan called for a motion.

MOTION:

Mr. Long moved to approve Jennifer and John McClain, at 8 Maple Street, to remove existing chimney and replace with chimney that looks substantially similar, without the aluminum mechanicals at the top. If the applicants decide to change location or appearance of chimneys, they will appear before the Commission again.

Mr. Winkler seconded the motion.

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

Voting against: None

Abstained: None

The motion carried unanimously, 4-0-0.

Windows

Ms. McClain stated that they were proposing Jeld-Wen windows with muntin spacing and width to match the existing windows. She said they hoped to install aluminum-clad wood windows. She talked about the elevation details in the plan set and noted that some of the window locations would need to change, so she hoped to obtain approval for that as well.

Mr. Moonan commented that the Commission had not traditionally allowed clad windows on existing structures. Mr. Long pointed out that the HDC had recently allowed clad windows for the 18 North Road renovation.

There was extensive discussion about whether aluminum-clad windows were appropriate on existing buildings in the Historic District. Mr. Long and Mr. Winkler felt that, as long as it did not change the visual impact in any way, clad windows were acceptable. Mr. Moonan and Ms. Kalil-Brown felt that allowing clad windows after requiring wood

windows for so many years, and stating as much in the Commission's guidelines, was a troublesome precedent.

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 she lived around the corner from this house and was thrilled that someone was renovating it. She said that the center of Bedford had a great deal of charm and beauty, in large part because of the historic character of the homes, but she felt that, if the Board became too rigid in its policies about historic materials, homeowners might feel that their houses cost too much to maintain. She said that our ancestors used the best materials available to them at the time, but she felt they would have embraced more modern materials if they had been given the opportunity and it did not affect the look or character of the homes.

Mr. Moonan said that this was a conversation the Board would need to have in the near future, but suggested that the members at least approve the replacement and relocation of windows tonight, with a continuation to the next meeting to determine the materials. After further discussion, the applicants agreed to this.

MOTION:

Ms. Kalil-Brown moved to grant the replacement of existing windows as shown on drawing EXT01 with types as shown in A201, and also to grant the replacement of windows as shown on drawing EX203 with new windows and positions as shown A203. At this time the Commission shall not approve the type of window.

Mr. Long seconded the motion.

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

The motion carried unanimously, 4-0-0.

MOTION:

Mr. Long moved to continue Jennifer and John McClain, at 8 Maple Street, for window materials to September 4, 2019 at 7:30 PM.

Ms. Kalil-Brown seconded the motion.

The applicants thanked the Commission members for their time and said they would see them at the September meeting.

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

PETITION #004-20 – Revise Energy, at 131 Great Road, for signage.

Daniel Carroll, the Chief Executive Officer of Revise Energy, greeted the HDC members and introduced Calvin Day, the Sales Manager for the company. Mr. Carroll explained that that his company had recently taken over the space where Baldwin Insurance was located at 131 Great Road. He said he hoped to replace the existing two-sided freestanding sign with a new two-sided sign in the same location, keeping the same dimensions.

Mr. Long asked how the letters would be adhered to the sign. Mr. Carroll replied that they would be engraved into the wood, similar to the Baldwin Insurance sign.

Mr. Moonan asked about the material of the sign. Mr. Carroll stated that it would be made entirely of cedar.

There was discussion about the dimensions and aesthetics of the sign. Mr. Moonan indicated that the Code Enforcement Director, who would issue the Sign Permit, had written an email stating that he would approve the dimensions if the sign kept the same height and width as the Baldwin Insurance sign.

Mr. Carroll noted that he also planned to place a sandwich-board sign on the property during certain days that he was in the office. Mr. Moonan said that sandwich-board signs were considered temporary in nature and therefore did not need HDC approval; however, if the sign became a permanent fixture, they would need to discuss it.

After final dialogue about the size, colors, and material of the sign, Mr. Moonan called for a motion.

MOTION:

Mr. Long moved to approve Revise Energy, for 131A Great Road, for a cedar sign in the same location as the existing Baldwin Insurance sign. The sign shall be 3 feet high and 5 feet wide, with 4"x4" cedar posts. The sign shall be two-sided, with lettering engraved into painted wood, as shown on Exhibit A, with the addition of capital "A" for "131A" and changing the word "you" to lowercase letters. Colors substantially as shown on Exhibit A.

Mr. Winkler seconded the motion.

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

Voting against: None

Abstained: None

The motion carried unanimously, 4-0-0.

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.

Mr. Moonan stated that Ms. Brown had requested a continuation to the September 4 meeting date.

Ms. Lloyd asked whether the Commission was taking public comments. Mr. Moonan said she had the right to speak, since the hearing had been opened. Ms. Lloyd said that, speaking as an abutter and not as a representative of the Planning Board, she was extremely 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 The Great Road in both directions. She said that the lot was poorly maintained and this canopy would only make it look worse.

Mr. Moonan said this opinion would be considered when the Commission discussed it further next month. He called for a motion to continue the hearing.

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 September 4, 2019 at 7:30 PM.

Mr. Winkler seconded the motion.

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

BUSINESS MEETING:

July 10 Meeting Minutes

Mr. Moonan called for a motion to approve the July 10 meeting minutes.

MOTION:

Mr. Long moved to approve the minutes of the July 10 meeting.

Ms. Kalil-Brown seconded the motion.

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

Voting against: None
Abstained: Winkler

The motion carried, 3-0-1.

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. Winkler seconded the motion.

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

The motion carried unanimously, 4-0-0.

The meeting adjourned at 8:55 PM.

William Moonan, Chair Date

Respectfully Submitted,

Scott Gould
HDC Assistant