

**HISTORIC DISTRICT COMMISSION  
MINUTES OF MEETING  
MAY 6, 2015**

Town of Bedford  
Bedford Town Hall  
Selectmen's Meeting Room

**PRESENT:** William Moonan, Chair; Lorrie Dunham; Chris Weisz; Sal Canciello

**ABSENT:** Alan Long, Vice Chair; Karen Kalil-Brown, Clerk; Carol Carlson

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

**PRESENTATION:** Ms. Dunham read the notice of the hearing.

**PETITION #008-15** – First Church of Christ Congregational, 25 Great Road, for new granite curbing.

John Guetersloh, representative of First Church of Christ Congregational, introduced himself and explained that the existing granite curbing at the site was crumbling and it did not run all the way to the street, so the Church proposed to repair the existing curbing and add granite curbing up to the street. He noted that photographs and a plot plan in the application packet showed in better detail what they proposed.

Ms. Dunham said she thought this would be an improvement to the property. The other members agreed.

**MOTION:**

Ms. Dunham moved that the Commission approve the First Church of Christ Congregational, 25 Great Road, for new granite curbing in areas designated on Exhibits A and B.

Mr. Canciello seconded the motion.

Voting in favor: Moonan, Dunham, and Canciello  
Voting against: None  
Abstained: None

The motion carried unanimously, 3-0-0.

**PRESENTATION:** Ms. Dunham read the notice of the hearing.

**PETITION #010-15** – First Parish Church, 75 Great Road, for new sign.

John Gibbons, Reverend of First Parish Church, introduced himself and introduced Lee Vorderer, one of the congregation members who helped with the sign process. He said the application before the Commission was for a simple sign to be hung over the door on the Elm Street side of the building. He said it would be green with gold lettering, to match the existing freestanding sign on the property, known as the “Wayside Pulpit” sign.

Mr. Moonan said the sign looked attractive and he had no problems with it. The other members agreed.

**MOTION:**

Ms. Dunham moved that the Commission approve First Parish Church, 75 Great Road, a new sign hanging in the Elm Street entrance portico, made of wood, colors to match the “Wayside Pulpit” sign, as shown on Exhibit A.

Mr. Canciello seconded the motion.

Voting in favor: Moonan, Dunham, and Canciello

Voting against: None

Abstained: None

The motion carried unanimously, 3-0-0.

**PRESENTATION:** Ms. Dunham read the notice of the hearing.

**PETITION #007-15** – Francisco Ou, 40 South Road, for painting and new fence.

**Fence**

Mr. Ou introduced himself and explained that he proposed a new fence on his property along with some painting of his house. He stated that the fence would be six feet high and made of wood, tongue in groove. Mr. Moonan said that common practice was to face the finished side of the fence out towards the neighbor; Mr. Ou said that was what he planned to do.

The Board talked more about the color and material of the fence. Mr. Ou said that the fence would have a natural wood look, less red than shown in the rendering in the application packet.

**MOTION:**

Ms. Dunham moved that the Commission approve fencing of backyard at 40 South Road, as shown on Exhibit A. Fence will be made of pine, pre-finished by Home Depot. Color and material shown on Exhibit B.

Mr. Canciello seconded the motion.

Voting in favor: Moonan, Dunham, and Canciello

Voting against: None

Abstained: None

The motion carried unanimously, 3-0-0.

**Painting**

Mr. Ou explained that the second part of his application involved painting. He said he wanted to paint the front door red and paint the shutters black. He noted that the house would remain white. He said that he would also like to strip the stairs to give them a natural wood color.

Mr. Canciello encouraged the applicant to use some sort of transparent wood stain on the front stairs, which would make them look more like the fence. Mr. Ou said he would be happy to do that.

**MOTION:**

Ms. Dunham moved that the Commission approve painting for the house at 40 South Road, with black for the shutters and red for the front door. The Commission also approves the stripping of the front steps and railing, which shall then be stained a natural wood color.

Mr. Canciello seconded the motion.

Voting in favor: Moonan, Dunham, and Canciello

Voting against: None

Abstained: None

The motion carried unanimously, 3-0-0.

At this time, Mr. Weisz arrived at the meeting.

**PRESENTATION:** Ms. Dunham read the notice of the hearing.

**PETITION #009-15** – Salon Giovani, 30-38 South Road, for replacement windows.

John Lombardo, the owner of 30-38 South Road, and William Waite, the contractor for the project, greeted the Commission. Mr. Waite explained that this petition was to replace all the windows in the building, as detailed in the application packet (see attached). He said that the windows would have wood casings with aluminum muntins, and added that they would match the existing ones as closely as possible and would be insulated glass with simulated divided light.

There was extensive discussion about the size, material, and construction of the windows.

Mr. Weisz said that he was in full support of the replacement windows as proposed, with the exception of the window in the stairwell that had the clear glass center. He said that was a century-old window and gave the building a great deal of character, and he would hate to see it replaced. The other members agreed. Mr. Waite agreed to keep that window intact and place a thin storm over it to better insulate it and still retain its historic character.

After more conversation about the windows, Mr. Moonan called for a motion.

**MOTION:**

Ms. Dunham moved that the Commission approve replacement windows for Salon Giovani, at 30-38 South Road, with wood frame. Brand shall be Jeld-Wen, same size as existing, as shown on Exhibit A, with exception of decorative stairwell window, right side. Light patterns shall match existing as closely as possible and applicant shall preserve muntins as closely as possible.

Mr. Weisz seconded the motion.

Voting in favor: Moonan, Dunham, Weisz, and Canciello

Voting against: None

Abstained: None

The motion carried unanimously, 4-0-0.

**PRESENTATION:** Ms. Dunham read the notice of the hearing.

**PETITION #005-15** – David Goldbaum, 10-12 Maple Street, for construction of new two-family dwelling.

Mr. Goldbaum stated that the design process for the new dwelling was nearly complete, and he provided a plot plan and elevations for the proposed house.

There was extensive conversation about each of the details of the house, including windows, roof, siding, chimneys, and doors.

Ms. Dunham asked about the house colors. Mr. Goldbaum said that the proposed colors were heather blue for the body of the house, with black for the doors and windows and white for the trim. He noted that there would be no shutters.

The Commission members all agreed that the proposed house looked attractive and appropriate to the neighborhood. Mr. Moonan stated that the Commission's custom when approving any new structure in the District was to approve each individual detail.

He suggested that Mr. Goldbaum return at the next meeting with a full list of items that the Commission can approve by individual motions. Mr. Goldbaum said that sounded fine, and that he would have all the specifics of the proposed house itemized.

Mr. Moonan noted that it was also important to the Board that the existing house be documented and photographed so that the Town has a record of exactly what was there before it was torn down. He said that the Commission would need to have such a survey performed before the demolition could take place. Mr. Goldbaum stated that he had no issues with getting such a survey performed.

**MOTION:**

Mr. Weisz moved that the Commission approve the general layout and elevations for the proposed dwelling at 10-12 Maple Street, with details to be forthcoming.

Ms. Dunham seconded the motion.

Voting in favor: Moonan, Dunham, Weisz, and Canciello

Voting against: None

Abstained: None

The motion carried unanimously, 4-0-0.

**BUSINESS MEETING:**

**16 Concord Road – Wall Lighting**

Mr. Moonan explained that Pamela Brown, Esq., had submitted a rendering of wall lights that were proposed at 16 Concord Road. He stated that the lights would flank the garage and front entrance. The Commission members agreed that the lights looked attractive, and Mr. Moonan called for a motion to approve them.

**MOTION:**

Ms. Dunham moved to approve the wall lighting at 16 Concord Road, for the garage and front door.

Mr. Weisz seconded the motion.

Voting in favor: Moonan, Dunham, Weisz, and Canciello

Voting against: None

Abstained: None

The motion carried unanimously, 4-0-0.

**April 1 Meeting Minutes**

**MOTION:**

Ms. Dunham moved to approve the minutes of the April 1, 2015 meeting.

Mr. Weisz seconded the motion.

Voting in favor: Moonan, Dunham, Weisz, and Canciello

Voting against: None

Abstained: None

The motion carried, 4-0-0.

**Adjournment**

**MOTION:**

Mr. Canciello moved to adjourn the meeting.

Ms. Dunham seconded the motion.

Voting in favor: Moonan, Dunham, Weisz, and Canciello

Voting against: None

Abstained: None

The motion carried unanimously, 4-0-0.

The meeting adjourned at 9:05 PM.

\_\_\_\_\_  
William Moonan, Chairman                      Date

Respectfully Submitted,

Scott Gould  
HDC Assistant