

September 22, 2016

Mr. Jeffrey Cohen, Chair
 Bedford Planning Board
 10 Mudge Way
 Bedford, MA 01730

Re: PRD Springs Road / Green Street

Dear Mr. Cohen and Members of the Board,

In continuing to work towards an amenable plan satisfying the Town, neighborhood, and landowners – we have worked through various plans all based on our 7-home PRD calculated home count, summarized as follows:

Proposal	Homes	Distribution	Mkt	Affdbl	ROW	Public Benefit
Original	13	10 Fox Run / 3 Buehler	10	3	Public	Buffer Open Space plus Narrow Gauge Rail Access
Revised	11	9 Fox Run / 2 Buehler	9	2	Private	Buffer Open Space plus Narrow Gauge Rail Access and Park
By Right	6	4 Fox Run / 2 Buehler	6	0	Public	No Buffer Open Space, No Connections
Hybrid	7	5 Fox Run / 2 Buehler	7	0 *	Private	Buffer Open Space plus Narrow Gauge Access and Park

As outlined on the accompanying plans, and detailed above, our Hybrid plan allows what we feel is the best compromise of the By Right plan and the PRD. This is the plan that was presented to the neighbors at a well attended forum on September 13th.

In our opinion ... the Hybrid gives the neighborhood as a whole a density closer to that of a by-right, while providing the abutters most effected the protections of a PRD, while providing the Town as a whole the benefit of access, open space ... and the potential of a 4 bedroom affordable home noted above (*) – which is at the complete discretion of the Board. As you will note, the proposed density – and land plan – of 7 homes matches our PRD calculated maximum allowable density. We are amenable to leaving the existing home and selling it as an Affordable home without gaining the benefit of the one unit density bonus otherwise allowable under the by-law.

In summary:

Development Outline – “Fox Run”

- 5 new homes
- Adherence to the 50ft. perimeter buffer
- Public access path to Narrow Gauge Trail
- 22ft. private road with cul-de-sac at terminus
- 100ft. +/- buffer from closest home to Fox Run Road ROW
- Slightly angled intersection to direct existing cars to Spring Road (165ft. distance to intersection)
- Option to retain existing home as affordable (with no density bonus requested by builder)

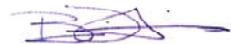
Development Outline – “Buehler”

- 2 new building lots
- Adherence to the 50ft. perimeter buffer
- 12ft. common driveway

It is our desire to get a consensus from the Board next week on a plan that they would be willing to endorse, with the understanding that fully designed plans would follow – as the drainage, grading, utilities would not materially change from the previous calculation and studies. Furthermore, we would, after meeting and walking the site with the Bedford Arbor Resources Committee, be amenable to incorporating their suggestions on plan species and forest maintenance to the extent practical.

We look forward to next week’s presentation, gathering your input and returning in October with final plans and reports suitable for endorsement.

Regards,



Brian DeVellis

Enclosures:

- September 13, 2016 Neighbor Forum attendance sheet
- By Right Plan (B&W and Overlay)
- Hybrid Buehler (B&W and Overlay)
- Hybrid Fox Run (B&W and Overlay)

Tuesday September 13, 2016

NAME	ADDRESS	EMAIL
IRA HOLTZMAN	32 Fox Run Rd	idh@alum.mit.edu
Carolyn Carbone	38 Buehler Rd	Carbone.Carolyn@gmail.com
Frank & Joan Gicca	16 Fox Run Rd	giccafrank@attglobal.net
Paul Flynn	15 Buehler Rd	ptfjr64@gmail.com
Susan Grieb	26 Fox Run	SLGrieb@comcast.net
ANNEMARIE WEICKER	27 FOX RUN	annemarieweicker
J. L. WEICKER	" "	JL @YAHOO.COM
AL + Lisa Granada	17 Fox Run	JL Weicker@chall.com
	granadas4@verizon.net	
Roberta Jaffer	33 Buehler Rd	
L TINDY	3 GLEN COVE DR	LKMT@NetZero.net
Aaron Bourret	8 Glen Cove Drive	aaronbourret@yahoo.com
Thomas Hirsch	24 Fox Run Rd	thirsch@thirsch.com

R.O.W. & TRACK MAP V133/3

MARK T. ACONE
BK 6939 PG 86
APN 95-21-0

LOT 1
40,208± S.F.

173± L.F.

LOT 2
48,394± S.F.

163± L.F.

LOT 3
50,469± S.F.

150± L.F.

150± L.F.

LOT 4
42,181± S.F.



95.00'

60.00'

51.00'

22.00'

BORDERLINE VEGETATED
WETLANDS
FEBRUARY 2016

50' BUFFER ZONE

25' BUFFER ZONE

N/F
MARGOT HOLTZMAN
TRUST
CERT. 230358

WATER METER
PIT

LOT 2
AREA
83,830± S.F.
1.92± AC.

R.O.W. & TRACK MAP V133/3

DR. T. ACONE
APN 6939 PG 88
APN 25-21-0

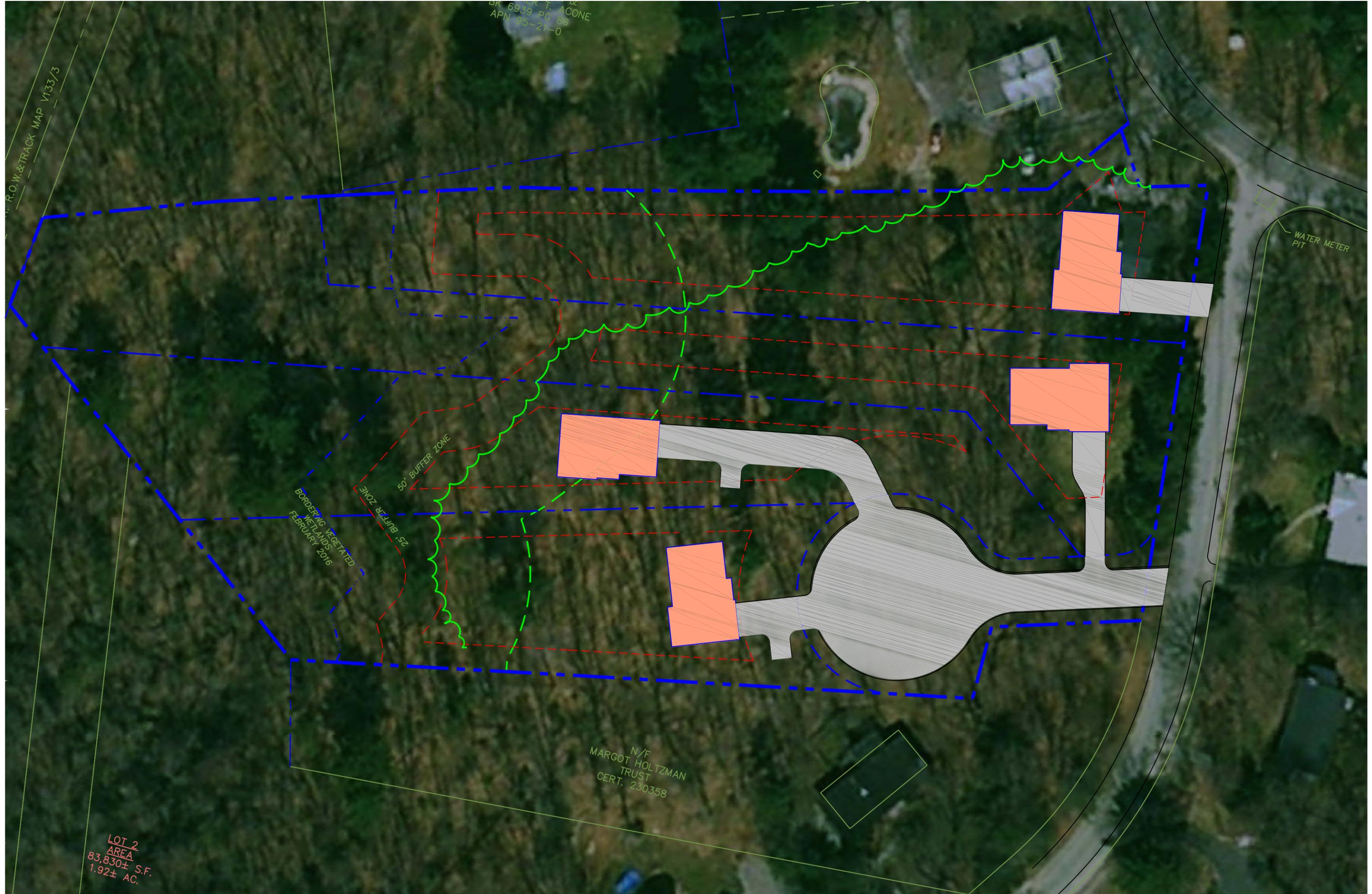
WATER METER
PIT

BORDERING VEGETATED
WETLANDS
FEBRUARY 2016

50' BUFFER ZONE
35' BUFFER ZONE

N/F
MARGOT HOLTZMAN
TRUST
CERT. 230358

LOT 2
AREA
83,830± S.F.
1.92± AC.



CHRISTOPHER T. ACONE &
BK 6939 PG 86
APN 95-21-0

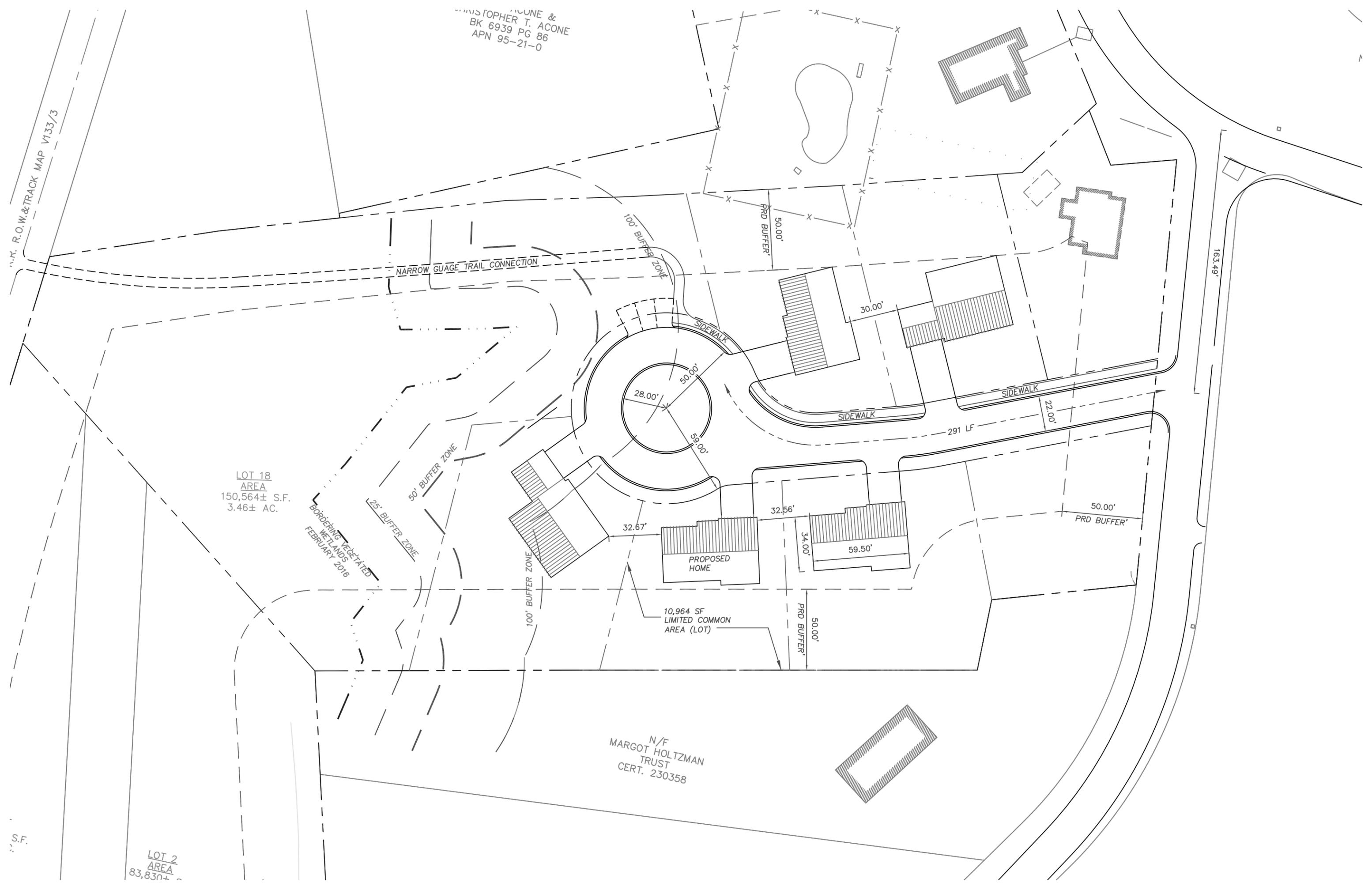
R.O.W. & TRACK MAP V133/3

LOT 18
AREA
150,564± S.F.
3.46± AC.

BORDERING VEGETATED
WETLANDS
FEBRUARY 2016

N/F
MARGOT HOLTZMAN
TRUST
CERT. 230358

LOT 2
AREA
83,830± S.F.



CHRISTOPHER T. ACONE &
BK 6939 PG 86
APH 85-21-0

R.O.W. & TRACK MAP V133/3

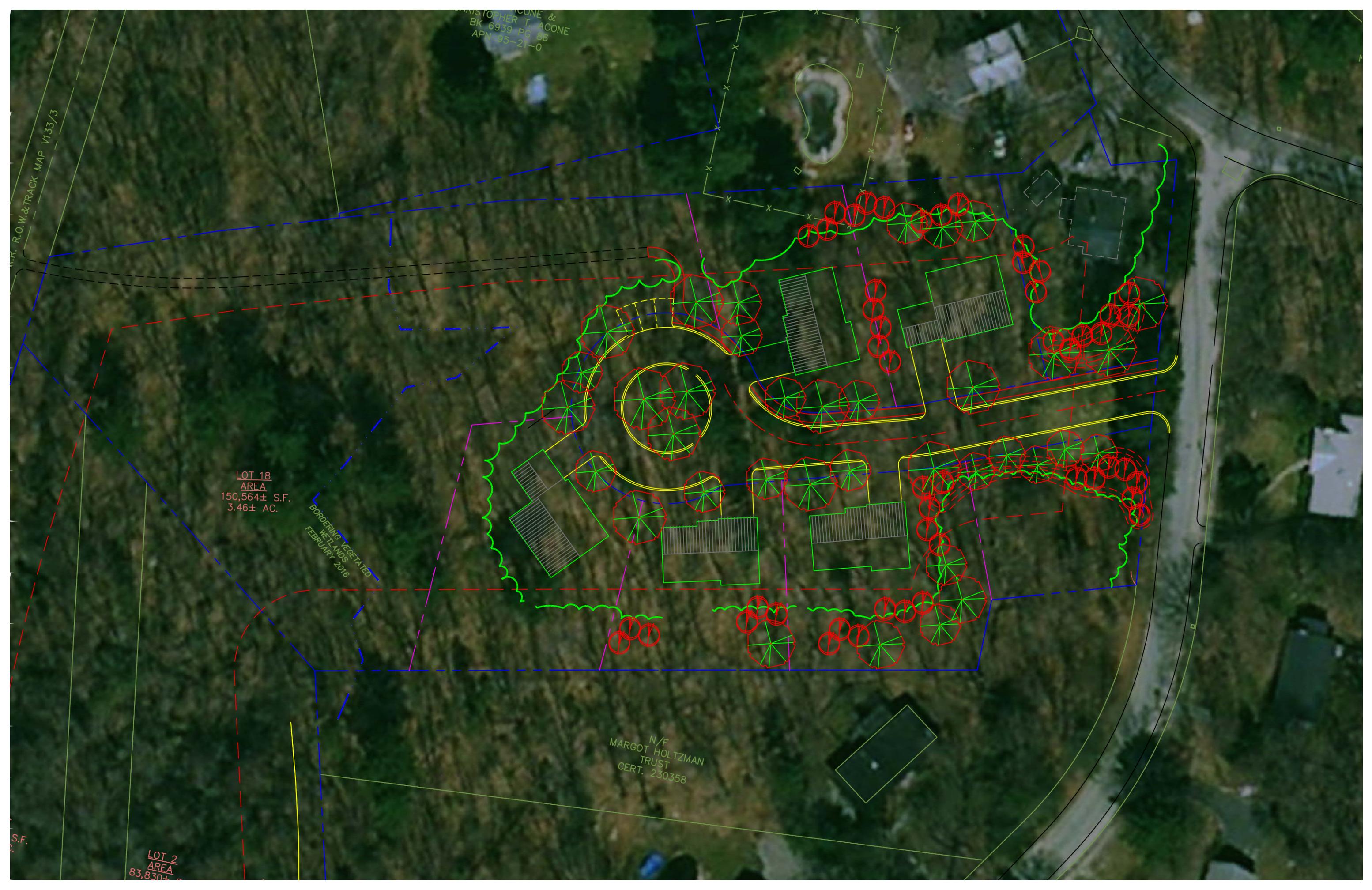
LOT 18
AREA
150,564± S.F.
3.46± AC.

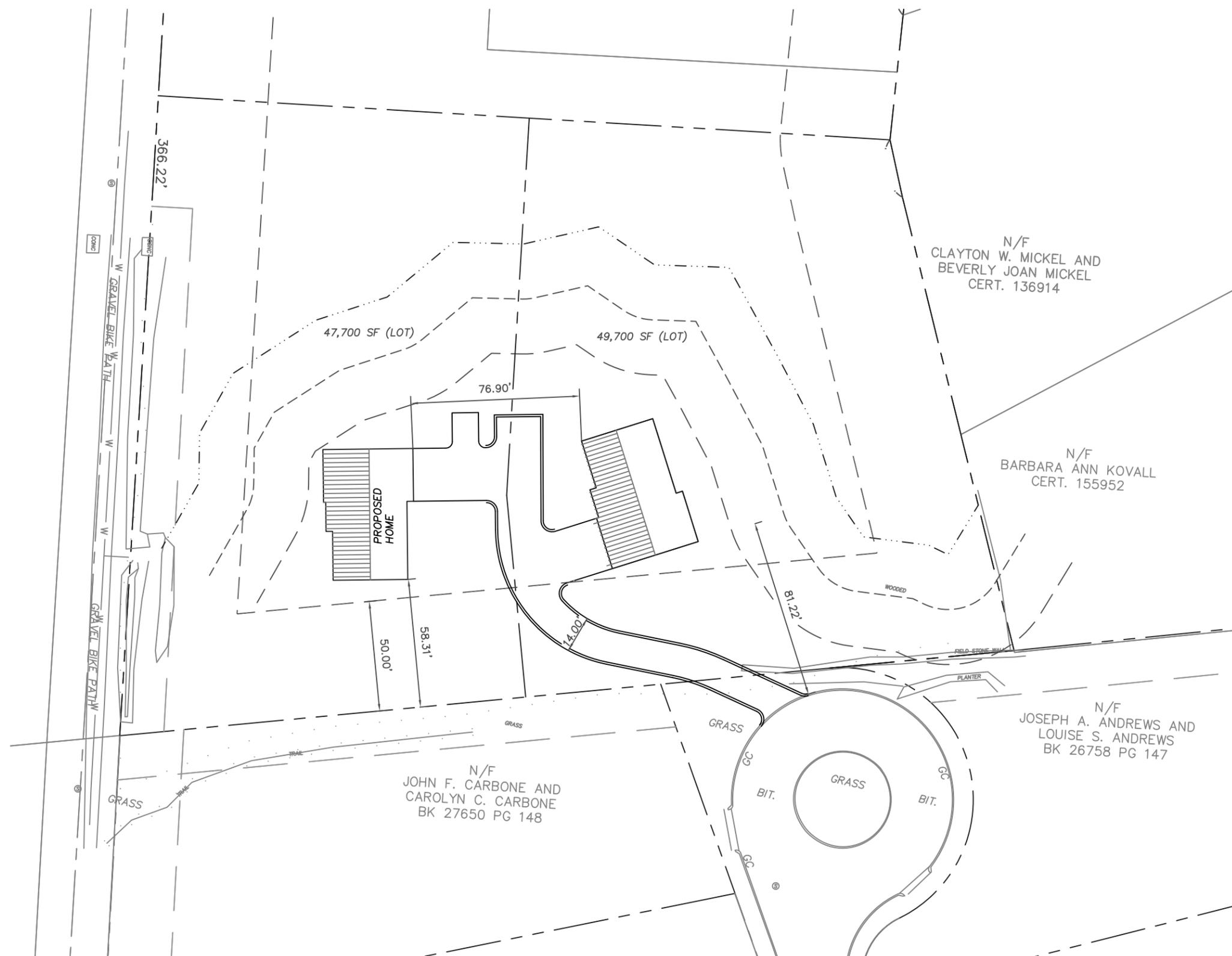
BORDERING VEGETATED
WETLANDS
FEBRUARY 2016

N/F
MARGOT HOLTZMAN
TRUST
CERT. 230358

LOT 2
AREA
83,830±

S.F.





N/F
CLAYTON W. MICKEL AND
BEVERLY JOAN MICKEL
CERT. 136914

N/F
BARBARA ANN KOVALL
CERT. 155952

N/F
JOSEPH A. ANDREWS AND
LOUISE S. ANDREWS
BK 26758 PG 147

N/F
JOHN F. CARBONE AND
CAROLYN C. CARBONE
BK 27650 PG 148

47,700 SF (LOT)

49,700 SF (LOT)

76.90'

PROPOSED HOME

50.00'

58.31'

14.00'

81.22'

366.22'

W GRAVEL BIKE PATH

W GRAVEL BIKE PATH

WOODDED

FIELD STONE WALL

PLANTER

GRASS

BIT.

BIT.

GRASS

GRASS

GRASS

