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**Planning Board**

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**PLANNING BOARD REPORT AND RECOMMENDATION**  
**ARTICLE 5 - CROSBY ROAD DISCONTINUANCE**  
**SPECIAL TOWN MEETING, NOVEMBER 2, 2015**

**Proposed Article**

The Bedford Selectmen, upon initiative of the adjacent Bedford Business Park owned by the Davis Companies (dba DIV Bedford LLC), is seeking town meeting approval to discontinue the old dead-end public and private way known as Crosby Road (located off Crosby Drive at the Route 3 interchange), under Mass. General Laws, Chapter 82, section 21, and, further, to convey the road to the above-mentioned private interests, including all legal documentation and any fees involved.

**Planning Board Findings and Recommendation**

The Board finds that:

- 1) Crosby Road serves no vital purpose by remaining as a (partial) public way and is no longer needed for access to the MA DOT salt shed site.
- 2) The redevelopment and expansion of Bedford Business Park will benefit from the conveyance of Crosby Road to the private interests owning and managing Bedford Business Park.
- 3) It is in the town's fiscal and economic best interests to convey full responsibilities for Crosby Road to said private interests.
- 4) Discontinuance creates no zoning compliance or site plan development issue.

In light of these findings, the Planning Board recommends approval by town meeting of Article 5.

**Background**

Crosby Road is an old dead end street that was truncated by the construction of the Route 3 interchange in the early 1950's. It has been a road to nowhere for decades, but has served two functions: 1) the Bedford Business Park, in effect, has used it as an interior access drive to parking areas, and as egress to the major industrial boulevard, Crosby Drive; and 2) MA DOT used it for access to their salt sheds.

The Bedford Business Park is purchasing the old MA Department of Transportation salt shed site located immediately to the south of their property, to incorporate the (former) state highway parcel into the office park as a new parking lot. DIV Bedford LLC received Planning Board approval for a minor special permit modification on September 15, 2015 to construct the parking lot on the old MA DOT salt shed site in two phases over a 5-year period, as well as to construct some additional parking on the main business campus. The construction of the new parking lot would eliminate the need to construct a previously approved parking garage that was part of the June 5, 2013 Industrial Mixed Use special permit granted by the Planning Board for the improvement and redevelopment of the entire property. The locus of economic activity has shifted southward on the property, thus making the new parking lot a logical site for parking.

With the purchase by DIV Bedford LLC of the old salt shed site and an affirmative vote by town meeting, Crosby Road effectively becomes an interior drive for the expanded Bedford Business Park. The owners feel that it makes sense to fully incorporate the road into the property. Failure to discontinue the road would not change or impede their ability to operate the new parking lot; it is simply that owning the way makes sense for the private owners and no sense for the town.

#### **Planning Board Deliberations**

- 1) The Planning Board discussed this matter publicly on September 1, September 15 and September 30, 2015, both as a pending warrant article for special town meeting and in the context of an application for a minor special permit modification, the latter principally to add the new parking lot on the old MA DOT salt shed site.
- 2) The Board voted in the affirmative by a 4-0 vote on September 15, 2015 to recommend granting of the discontinuance of Crosby Road, and then reiterated the vote on September 30, 2015, due to the fact that the Selectmen, as required by Mass. General Laws, Chapter 82, section 21, had not yet made their official referral to the Planning Board when the September 15 vote occurred.
- 3) The Board further voted on September 15, 2015 to grant the minor special permit modification for the new parking areas, and a decision was recorded on September 30, 2015. The (continued) use of Crosby Road as an interior drive was an integral part of this special permit modification and thus of direct applicability to the discontinuance petition now before town meeting.

Signed on behalf of the Planning Board,

A handwritten signature in cursive script that reads "Glenn H. Garber". The signature is written in black ink and is positioned above a horizontal line.

Glenn H. Garber, AICP, Planning Director