

Planning Board

Amy Lloyd, Chair
Sandra Hackman, Clerk
Shawn Hanegan; Jeffrey Cohen; Lisa Mustapich
Glenn Garber, Planning Director
Catherine Perry, Assistant Planner

TOWN HALL
10 MUDGE WAY
BEDFORD, MASSACHUSETTS 01730
TEL 781-275-1548
FAX 781-271-0537

**PLANNING BOARD REPORT AND RECOMMENDATION
ARTICLE 4 - LAVENDER LANE STREET ACCEPTANCE
SPECIAL TOWN MEETING, NOVEMBER 2, 2015**

Proposed Article

The landowner, Harvard Green LLC, has petitioned to have the subdivision way now known as Lavender Lane accepted by town meeting as a public street, with full maintenance responsibilities passing to the Town of Bedford. The Selectmen accepted the petition as a warrant article and referred it to the Planning Board. As the subdivision control authority, the Planning Board is charged with working with relevant municipal departments (most particularly the Department of Public Works Engineering) to determine the completeness of the infrastructure and to make a recommendation on the street acceptance to town meeting.

Planning Board Findings and Recommendation

The Board finds that:

- 1) Lavender Lane has now been physically completed in regard to all obligations under the subdivision control regulations and conditions of approval and that acceptable as-built plans are on file.
- 2) Lavender lane is therefore worthy of acceptance as a public way by town meeting.

In light of these findings, the Planning Board unanimously recommends approval by town meeting of Article 4.

Background

This property has a lengthy history, starting in the early 2000's. It began as a proposed Chapter 40 B multi-family development, which did not happen, and was then down-sized to a 4-lot cluster subdivision and special permit known as Rosewood Lane. The developer, Princeton Properties, received approval in May, 2010 for the four houses, along with a 40 acre open space parcel beyond the

Reformatory rail trail, and a roadway providing access to both the homes and the open space. The open space piece was deeded to the town. However, Princeton could not proceed with the cluster development and the new owner, Harvard Green LLC, took over the venture.

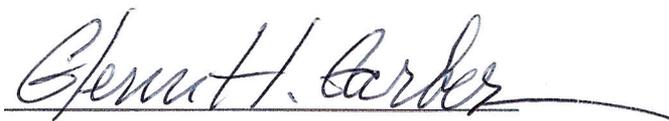
In 2012, the new owner went through some regulatory changes to modify the layout of the house lots and to change the name of the street to Lavender Lane, all of which the Planning Board endorsed. Besides the customary temporary protective covenant placed over the right of way under subdivision regulation, the proponent entered into a Tri-Partite Agreement with the Town and the First Commons Bank of Newton, whereby loan encumbrances of \$234,000 were put in place to secure the proper completion of the roadway and related utility, stormwater and landscaping improvements, as well as the provision of as-built plans. A sum of \$41,000 remains under this three-party agreement.

Bedford DPW Engineering monitored the roadway and related construction on multiple occasions between June and October, 2015 and was in close communication with the Planning Department. Planning staff in turn kept the Planning Board informed of progress toward completion in updates at public meetings.

Planning Board Deliberations

- 1) The Planning Board deliberated on this matter at its public meeting of September 30, 2015. The DPW Engineer informed Planning that all improvements were essentially completed except for some minor clean-up and adjustments, and that as-built plans had been provided.
- 2) Based on this update, the Board felt that the project was in a state of substantial completion and was sufficiently confident to vote 5-0 to recommend street acceptance to town meeting for Lavender Lane.
- 3) The items that needed to be finished have now been successfully completed and inspected by DPW Engineering. These included cleanout of catch basins and installations of catch basin hoods, and installation of one property bound.

Signed on behalf of the Planning Board,

A handwritten signature in cursive script, reading "Glenn H. Garber", with a horizontal line extending to the right from the end of the signature.

Glenn H. Garber, AICP, Planning Director