

BEDFORD PLANNING BOARD
Town Hall— Selectmen's Meeting Room
Minutes
June 21, 2016

MEMBERS PRESENT: Jeffrey Cohen, Chair; Lisa Mustapich, Clerk; Sandra Hackman; Shawn Hanegan; and Amy Lloyd

MEMBERS ABSENT: None

STAFF PRESENT: Catherine Perry, Assistant Planner and Cathy Silvestrone, Planning A.A.

STAFF ABSENT: None

OTHERS PRESENT: Meredith McCulloch, Bedford Citizen News; members of Girl Scout Troop #85197: Gianna Missiti, Lulu Steele, Coco Steele, Sabrina Turner, Grace Hanegan

Jeffrey Cohen, Chair convened the Planning Board meeting at 7:30 PM

Emergency Evacuation notice - read by Lisa Mustapich, Clerk

Lisa Mustapich, Clerk informed the public that the best way to stay informed of town board & committee meetings, agendas, and minutes is by subscribing to E-Info. on the town's website.

Note: All meeting submittals are available for review in the Planning Office.

NEW BUSINESS

1. Girl Scout Troop #85197 Presentation –

Members of Girl Scout Troop # 85197 came before the Planning Board to discuss improving space availability in town for Girl Scout troops to meet. Members of the troop explained that there is a shortage of space to conduct Girl Scout meetings in Bedford. Traditionally scouts meet directly after school; however, Bedford schools are presently being utilized by many town groups including the Recreation Department programs. Girl Scout troops usually consist of 8-25 girls and therefore are too large to meet in individual homes. Troop members further explained that some girls weren't able to join a troop and some troops weren't able to form this year due to lack of space. Troop members informed the Board that they've already reached out to other town boards/committees and Chamber of Commerce looking for suggestions; however, they would appreciate receiving ideas from Planning as well.

Board members thanked the scouts for coming forth and suggested that they seek space in the Bedford Library, Middlesex Community College, Town Center, and to reach out to the business community to see if they would be willing to provide meeting space.

OLD BUSINESS

1. Grove Street, Lexington (outcome of June 15 Lexington Planning Board discussion regarding potential balanced housing development)—Bedford Planning Board members weren't available to attend or provide feedback. Catherine Perry, Assistant Planner, offered to contact Lexington's Planning Director to follow-up on the outcome of the meeting. A Board member noted that Wicked Local news publication wrote an article about this potential development and the outcome of the Lexington June 15 public meeting.

REPORTS/DEVELOPMENT UPDATE: (verbal reports; non-deliberative)

1) Development Update Chart—Catherine Perry reviewed the status of various developments mentioned in the 6-15-16 update chart.

2) Other updates (by Catherine Perry)

- In response to an inquiry received from an abutter, Ms. Perry confirmed that a backhoe observed on the proposed development site off Fox Run Road was only being used in connection with soil testing and has completed this work.
- In response to a Planning Board member's concern regarding a portion of stone wall that was removed on Davis Road (Scenic Road) to widen a driveway, Ms. Perry explained that the Scenic Roads bylaw (a General Bylaw within a framework set by state law) protects walls that are wholly or partly within the street Right of Way. Chris Laskey, Code Enforcement Director, has informed the resident in writing that although they may not have been aware that Davis Road is designated as a Scenic Road, they may be in violation of that law. Mr. Laskey also informed the resident that if the removed portion of stone wall is located entirely outside the Town's Right of Way then this bylaw doesn't apply. Mr. Laskey asked the resident to provide a certified plot plan showing the location of the stone wall in relation to the resident's front lot line/ Town's Right of Way line. Lisa Mustapich asked if there was any penalty for violations and Ms. Perry said she would check.
- Ms. Perry informed the Board that she has been working with Chris Laskey to prepare a site walk-through at Bedford Market Place as development nears completion. Board members discussed a few items of concern, including if the blank appearance of some building walls could be improved.
- Ms. Perry provided a written summary of what transpired during a site walk conducted by Lisa Mustapich and herself, with the developer, abutters, town staff members and representatives from Bedford Arbor Resources Committee (BARC), to view trees slated to be removed, trimmed, remain or be planted near the abutters at the Evergreen Avenue

newly approved development. Lisa Mustapich conveyed that everyone attending the site walk was in agreement and noted that the developer was amicable in agreeing to substitute a few alternative shade tree species (as suggested by BARC) and let the Planning staff know their final selections.

- Ms. Perry provided a written update/summary on parking requirements research that Planning staff has done to date, which includes a comparison of parking requirements to similar towns, ideas from a range of professional, market and academic sources, and a start on analysis of parking provision in the industrial districts. Board members offered a few suggestions regarding future changes to Bedford's parking requirements. Ms. Perry reminded the Board that the information being provided is just an update for now, and that dialogue regarding Planning's 'future work plan' (potentially including parking and transportation demand management) will take place during a future meeting.

3) Planning Board Liaison to Boards and Committees updates:

- **Housing and Sustainable Communities Bill**—Sandra Hackman reported that an Act supporting housing and sustainable development passed in the Senate, which is a milestone for zoning reform. The board can feel good about playing a role in this outcome. However, the bill is unlikely to come to a vote in the House. The push for zoning reform will continue in the next legislative session.
- **Coast Guard Housing**—Lisa Mustapich shared that things seem to be moving forward on the Coast Guard Housing site (located off Pine Hill Road); and that a request for proposal (RFP) to develop the site will soon be available
- **Medical marijuana dispensary locations**—Jeffrey Cohen reported that an applicant came before the Selectmen to discuss a site in town where they were contemplating setting up a medical marijuana dispensary. Mr. Cohen asked Board members for feedback regarding their position on medical marijuana dispensaries and the appropriateness of different locations in town. He noted that in the absence of a more specific provision in the Zoning Bylaw, the use is believed to be allowed in the Limited Business and General Business Districts. State buffer rules around facilities where children congregate may constrain it. Catherine Perry supplied some briefing materials from a Massachusetts Association of Planning Directors (MAPD) session that she attended and a note of points discussed at a meeting in January between Bedford town staff and the current proponent, Seven Point. Sandra Hackman voiced that this is the Selectmen's lead, while other members shared their general concern regarding the potential fall state ballot initiative on legalizing recreational marijuana use, as opposed to only medical use, because the proposed dispensary could become recreational use.

MINUTES: May 24, 2016

MOTION: Lisa Mustapich moved to approve May 24, 2016 Minutes with some minor edits. (Amy Lloyd seconded the motion)

VOTE: 5-0-0

Future meeting dates

The Board agreed to reschedule the August 2 meeting to Wednesday August 3, and tentatively agreed on dates through October. It agreed that on August 3 it will schedule dates through the new year.

ADJOURNMENT:

MOTION: Amy Lloyd moved to adjourn the meeting. (Shawn Hanegan seconded the motion).

VOTE: 5-0-0

TIME: 8:43 PM