

July 12, 2016 FINAL APPROVED MINUTES

BEDFORD PLANNING BOARD
Town Hall— Selectmen's Meeting Room
Minutes
July 12, 2016

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

MEMBERS ABSENT: None

STAFF PRESENT: Catherine Perry, Assistant Planner and Kim Siebert, Recording Secretary.

OTHERS PRESENT: None

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

Emergency Evacuation notice: Read by Lisa Mustapich, Clerk

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

NEW BUSINESS:

18 Ashby Road—Millipore: Aquifer Protection Special Permit (review application and provide Selectmen with a recommendation)

An aquifer protection application under Section 13 of the Zoning Bylaw (in hand) was submitted by Gregory Merrill, 80 Ashby Road, Bedford, MA 01730 and stamped by the Town Clerk as received 16 June 22. The proposal is for a new 750kW generator with a 4,200 gallon oil tank, to replace a smaller existing generator.

Several questions/concerns were identified in a memo dated July 7, 2016 from Assistant Planner, Catherine Perry, principally:

- The generator should receive some sort of protection, such as bollards from the parking spaces in front of it.
- Arrangements for filling the oil tank should be examined to ensure the adequacy of tanker maneuvering space and that there will be no interference with handicap parking/ access to the building.

The Board observed that two types of fuel —#2 fuel oil and diesel— are listed for the 72-hour emergency generator. There was uncertainty as to whether these fuels are identical as well as concern about the polluting qualities of diesel fumes.

MOTION: Ms. Lloyd moved to convey the comments contained in Ms. Perry's memo together with the point about the type of fuel to the Selectmen. Ms. Mustapich seconded.

VOTE: 5-0-0

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

Questions/Comments on latest Development Update Chart (in hand) including report on site walk-through at Bedford Marketplace (Catherine Perry)

A special permit public hearing continuation for **Crosby Corporate Center** will be scheduled. Mr. Cohen will need to recuse himself from the discussion/deliberation so the meeting date should be set for a time when all remaining members can attend.

The public hearing for **614-616 Springs Road/10 Green Street (off Fox Run & Buhler)** PRD with 13 units (cottages and larger houses) and open space is scheduled for Wednesday, August 3. (Note that this is not a typical meeting night for Planning.)

Ms. Perry said the plans for this PRD are available in the office and will be posted on the Planning page of the Town website. She clarified that there is no plan for a thru-road between Fox Run and Buhler although there are “paper streets” visible on the plans which have led to confusion. Ms. Lloyd pointed out that, though approved in the past, these streets will never be built because they would cross wetlands.

The PRD includes two separate areas of housing: one off Fox Run (cottage-style units) and another, smaller area off Buehler (larger single-family units). The developers have submitted some architectural details. Ms. Perry said the cottages are currently designed with two-car garages.

Bedford Marketplace: Ms. Perry accompanied Code Enforcement Director Chris Laskey in conducting a site walk-through at the Marketplace on June 29 with representatives of the property owner and the general contractor. Items that were noted include:

- Lack of park benches and bike racks (*on order*)
- Failing landscape plants (*completely revisit landscaping, including tree placement and embankment on boundary with the Blue Ribbon Plaza; replant in fall*)
- Current locations of outdoor seating block pedestrian and handicap access in some places (*not affixed; can be moved*)
- Signage (*the matter is coming before ZBA*)
- Some marking adjustments needed on The Great Road including alignment of crosswalk with curb ramp (*DPW*)
- Two crosswalks within the Plaza not striped (*an oversight, now identified*)
- Stop line and possibly warning sign needed at Bank of America drive –through exit

The Board asked if an irrigation system to support the landscaping had ever been planned or requested.

A “planting strip” near Building B was originally meant to include trees but now seems too narrow to sustain them. Ms. Perry advised the owner to return to the Planning Board to discuss mitigation of this and other changes.

Ms. Mustapich noted that traffic gets backed up onto Great Road because cars entering the Marketplace stop to discharge passengers at b. good and Comella’s. She recalls that a one-way loop was originally discussed with a landscaped middle island. The Board recalled that the current layout was thought easier for pedestrians to cross. Ms. Mustapich also commented that although the Board wanted shade trees in the parking lot, the number of curbed landscape islands is making snow plowing difficult. Ms. Lloyd said the DPW’s Adrienne St. John is aware of a now- dead tree in front of Bank of America that was supposed to have been preserved but must now be replaced. Ms. Lloyd prefers that the

replacement be a larger, more mature tree rather than the typical 3-inch sapling. Ms. Mustapich said whatever tree is chosen, it should be something that can survive surrounded by concrete.

Planning Board Liaisons to Board and Committees:

Coast Guard housing property: Ms. Mustapich reported that a purchase bid has been submitted to the federal General Services Administration. An RFP for developers is ready for when the Town hears definitively from the GSA (probably by the end of July).

The Housing Partnership invited the Springs Road (Fox Run/Buehler) developer in to discuss the affordable units included in the PRD. Proposed is one new-built unit plus the current standing structure as a second affordable unit. The Partnership has concerns about the energy efficiency of the existing house. The team will return to meet with the Partnership in August. Ms. Perry said that, based on the land area, wetland area and total number of units proposed, she calculates a need for 3 affordable units, not 2.

Ms. Lloyd attended the most recent Selectmen's meeting and reported that the Middlesex 3 Coalition Director gave an update about their transportation (TMA) initiatives. Currently, there are 5 shuttles—all to and from Alewife—and they are the most successful part of the program. The service will become available to residents as well once the timing has been figured out.

There's a big labor pool in Lowell that Burlington businesses need but getting workers to and from is still problematic.

Other modalities of transportation are being promoted/considered, including Park and Pedal, Lyft, and bike amenities. Ms. Perry reported there's a new Park and Pedal location at the Middlesex Community College overflow lot. Ms. Hackman said the Board should keep its own Transportation Demand Management measure in mind.

Mr. Cohen will attend the ZBA meeting on Wednesday where the subject, besides the Bedford Marketplace signage, will be yet another teardown proposal.

Ms. Perry reported a few items from a recent Town staff meeting:

- Seven Point has withdrawn its application to establish a medical marijuana dispensary at 131A The Great Road due to the proximity of the First Parish Church child care/gathering location;
- The new Bedford VA veteran residences are filling up;
- Design work is underway for 1) Fawn Lake, 2) the Washington Street bridge and 3) a boardwalk along David Road by the White Cedar Swamp. Mr. Hanegan said there is no funding as yet for the boardwalk and estimated the project would be several years away.

Ms. Perry announced that the Economic Development Coordinator Alyssa Sandoval has invited her and a Planning Board member to join a Market Study Steering Group and participate in a few meetings with consultant Fine Point Associates. The first meeting will be on the morning of August 31 or September 1. Three members were potentially interested and the attendee will be finalized when the firm date is known.

Ms. Hackman raised the subject of the unattractive appearance of the dumpsters at 54 Loomis St. Ms. Perry said she would look at the design plan to determine whether the placement is as approved and why there is no enclosure. Ms. Hackman thanked Ms. Perry for following up on a previously identified curb cut/sidewalk issue at the property.

MINUTES:

MOTION: Ms. Hackman moved to approve the minutes of June 7, 2016 with corrections. Ms. Lloyd seconded. The motion carried unanimously.

FUTURE MEETING DATES:

August 3, August 30 (tentative)

September 13, September 27

October 11, October 25 (Ms. Hackman absent)

Remaining 2016 meetings TBD based on Special Town Meeting date.

ADJOURNMENT:

MOTION: Mr. Hanegan moved to adjourn the meeting at 8:25. Ms. Mustapich seconded. The motion passed 5-0-0.

Respectfully submitted,
Kim Siebert, Recording Secretary