

BEDFORD PLANNING BOARD
Town Center Building—Flint Meeting Room
Minutes
September 30, 2015

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

MEMBERS ABSENT: None

STAFF PRESENT: Glenn Garber, Planning Director; Catherine Perry, Assistant Planner
Cathy Silvestrone, Planning A.A.

STAFF ABSENT: None

OTHERS PRESENT: Pamela Brown (Attorney); Dot Bergin (Bedford Citizen Newspaper Representative); Margot Fleischman (Selectmen); Douglas Touart—71 Page Road; Marisa Kradjian—7 Old Billerica Road; Randy Easton—8 Old Billerica Road; Bonnie Ford— 8 Old Billerica Road & 69 Page Road; Jean and Ralph Hammond— 6 Hemlock Lane, Dave Fournier— 75 Page Road; Jenny Stathakis—168 South Road; Jessica and Chester Wiggins—174 South Road; Peter and Cynthia Donahue—2 Madel Lane; Rebecca Williamson and Michael DeBruin— 166 South Road and Suzanne Palmeri, 12 Old Billerica Road (all residents).

Amy Lloyd, Chair convened the Planning Board meeting at 7:30 PM

Emergency Evacuation notice - read by Sandra Hackman, Clerk

Sandra Hackman, Clerk also 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.

ZONING BYLAW AMENDMENT

Public Hearing—Zoning Bylaw Section 11: Conversion of Public School Buildings to Multiple Residential Use, amendment to allow additional dwelling units, proposed for Fall Special Town Meeting by Page Place Condominium Trust.

Chair Lloyd opened the public hearing at 7:35PM.

Clerk Hackman read a hearing notice informing the public of proposed changes to Section 11 in the Town's Zoning Bylaws which would allow additional dwelling units to be constructed within the grounds of a converted public school, subject to various constraints and a special permit. The petitioner is Page Place Condominium Trust, which hopes to construct additional units to its property at 75 Page Road. Adjustments to other aspects of Section 11 are included, together with related changes to Table 1 and Section 4.

The following documentation was submitted in conjunction with the above proposed Zoning Bylaw Amendment:

- September 3, 2015 signed petition addressed to the Bedford Selectmen regarding Page Place Zoning Revision from the Trustees of Page Place Condominium Trust, owner of property located at 75 Page Road; the Trustees requested to present an Article at Special Town Meeting in November 2015. The Article—Zoning Bylaw Amendment: Conversion of Public School Buildings to Multiple Residential Use was attached to the petition.
- 9/24/2015 revised version of proposed Petitioner’s Article (as of 3:27pm)—Conversion of Public School Buildings to Multiple Residential Use.
- 9/24/15 staff review memo from Catherine Perry, Assistant Planner, based on the above 3:27pm version of the proposed Article. Ms. Perry’s memo highlighted the following: **1)** procedural framework and timeline; **2)** brief outline of zoning amendment; **3)** changes in the latest version of the proposed Article; **4)** Key Discussion Points: Density (number of additional units); Unit Sizes; Affordable Housing; Common Open Space Requirements; Pedestrian & Bicycle connections; and GIS Map of the Page Place area.
- 9/24/15 revised version of proposed Article (as of 5:11pm)—these changes were provided by the proponent.
- 9/29/15 supplementary staff memo from Catherine Perry, Assistant Planner, focusing on changes in the above 5:11pm version of the proposed Article. The changes were: **1)** deletion of a repetitive sentence above public space; **2)** deletion of the phrase “and cannot otherwise be protected” in relation to Conservation Restrictions; **3)** revision of section 11.6.7, Mixed Unit Sizes.

Attorney Pamela Brown representing the proponent, Page Place Condominium Trust, discussed proposed changes to Section 11 of the Zoning Bylaws (and other affected/related sections). Attorney Brown explained that Page Place Condominium Trust would like to construct additional dwelling units within its grounds; currently the site is limited to 31 units, which were converted from the former Page School. The Trust’s aims include improving its finances and enabling the construction of garages for existing residents’ use, via issuance of a Request For Proposals for builders to construct the development. The amended bylaw would still require development projects to go through the special permit process via Planning Board; however, a site plan review will be wrapped into the special permit process rather than it being a separate process. Some specifications and limits on the development have been included, with standards and design guidelines. .

Catherine Perry, Assistant Planner, reviewed information from her recent memo responding to the latest version of the proposed zoning amendment. Ms. Perry shared some key points—

- 1) **Density** (or number of additional units)— Ms. Perry suggested that 3 units per acre as a

maximum is reasonable and noted that garages would also increase the amount of built development. Ms. Perry (per the Board's request) provided for comparison, densities from other PRD's in town (Huckins Farm, Bedfordshire, Lane Farm, Shawsheen Ridge and a current proposal for 160A-162 South Road). Ms. Perry commented that in some of these developments density was linked to requirements of affordable units.

2) **Unit Sizes**—11.6.7 Mixed Unit Sizes: the latest version of the bylaw states that individual units shall not include greater than 2,400 sf of living area; not more than **30% of the new units** may include greater than 2,000 sf. of living; and not more than 25% of the units in the development shall include greater than two bedrooms. Ms. Perry pointed out that the proponent hopefully intends "**30% of the new units**" to mean the additional units built on the grounds, and not all the units in a school reuse project. Ms. Perry had suggested changing the wording to **30% of any units that are additional to the converted school buildings** for clarity and Ms. Brown agreed to this; however, the latest version didn't reflect that change. Ms. Perry also commented that it's important to consider if there is a sufficient mix of unit sizes within the additional development. The language in the proposed Article states that a mix of unit sizes shall be encouraged; however, the latest metrics, even when edited to include the wording "30% of any units that are additional to the converted school buildings", would do little to ensure a mix.. 15 additional units could include 4 units at 2,400sf. and 11 at 2,200sf. – a 78% increase in total floor area, not including the garages. Ms. Perry wasn't sure the Board would be comfortable with that. Ms. Perry acknowledged that it would represent a broad mix of sizes across the condominium as a whole, but not within the new units.

3) **Affordable Housing component**—Ms. Perry stated that the existing school conversion bylaw doesn't require including affordable housing units nor does the proposed amended bylaw. Ms. Perry said the non-inclusion of affordable housing units within the new/additional proposed units bears discussion; however, she suggested that an affordable housing requirement should be considered in relation to development economics, and other public benefits that the Town would like to secure. Ms. Perry further shared that she has some sympathy with the residents' desire to add new units to help fund garages as a capital improvement to the site. Ms. Perry pointed out that if a requirement for affordable units is created, it could create pressure to increase the total number of units and/or position the units at higher price points through design and marketing to compensate. Ms. Perry suggested that the proponent offer more information regarding what public benefits are being offered and what the limits of economic feasibility are, to help the Board and Town better understand the issue.

4) **Common Open Space**—Ms. Perry noted that the language on this subject has been significantly improved.

5) **Pedestrian & Bicycle Connections**—Ms. Perry said that although the new Bedford Pedestrian and Bicycle Plan shows a desired connection across the Page Place property, which could feasibly be routed behind the existing building; court cases have concluded you can't require public right-of-way easements across sites as a condition of a special permit, as these easements could be considered uncompensated takings. Ms. Perry informed the Board that she doesn't recommend pressing the issue to include this as a provision in the bylaw, but it's possible for the property owner to offer this connection.

COMMENTS/QUESTIONS

Shawn Hanegan

- need to clarify that the metrics relate to the additional units rather than all units
- asked if the references to maximum groundwater elevation as determined between December 1 and April 30 and the classification as delineated on Bedford Planning Board's Ground Water Supply Favorability Map of November 1980 are correct?
- asked if there is a certain amount of allowed living area versus non-living areas. Ms. Perry said that the Assessors check upon properties periodically, and there are some Building Code definitions. Unfinished basements and attics are not counted as living area. Bedrooms are defined as having certain features. However there are limits to how far you can control how people use their space.
- would like to keep the number of units consisting of 4 bedrooms low because of the potential impact of school aged children.
- concerned that teardowns have taken away the ability of young families to come to Bedford; and therefore he is looking for more of a trade-off in unit sizes if an affordable housing component isn't included.

Jeffrey Cohen

- asked if the number of school students is determined more by size of the dwelling or by number of bedrooms(Suzanne Palmeri, a realtor, commented that a 2,000 sf dwelling with a 2 car garage could attract a family and a high price point. Pamela Brown commented that some existing families at Page Place would like 4 bedroom units and that would open up existing 2 bed units to people wanting smaller units)
- curious if the Affordable Housing Partnership would accept not having an affordable housing component in the amended zoning bylaw Article. He noted that a contribution to the Affordable Housing Trust Fund had been discussed. Pamela Brown said this was not a commitment by the Trust, more an agreement to consider it; it may depend on the number of units. Mr. Cohen asked if a requirement for affordable units could push up the price point of the other units. Mr. Cohen would like the price point of the units to be kept down
- believes a 2,400 sq.ft. unit is too large

Lisa Mustapich

- informed the Board that the Affordable Housing Partnership didn't understand that they needed to take a position when discussing the proposed zoning amendment during their last meeting.
- reiterated her position that having an affordable housing component in the revised amended zoning bylaw is critical and that not doing so could set a precedent. She pointed to the needs of low paid workers.
- commented she would like to reduce the number of units with 4 bedrooms, and that 2,000 sf is large enough.

Sandra Hackman

- doesn't believe the proposed zoning amendment needs to have the affordable housing component; rather keep the number of bedrooms down and have smaller units-- commented that 2,400 sq.ft. units are too big
- doesn't believe the additional units at Page Place will add significantly to traffic trouble; she pointed out that the traffic in that area is mostly due to through traffic and that there are plans in the works to build a roundabout that may improve the situation.
- reiterated the importance of providing public access via pedestrian and bicycle connections to/from the site, preserving the front of the site as open space and noted that the latest version of the proposed bylaw does depict for the most part what board members are looking for.

Chair Lloyd

- expressed 3 units/per acre is generous but acceptable if there are trade-offs
- agreed with Ms. Perry's thought to distinguish natural features from other types of open space in terms of the type of restriction to apply
- spoke about the spike in teardowns and how it almost eliminates the underserved middle-income housing price point of \$400-500K; would like to see the price point of the units kept down.
- commented that including an affordable housing component could mean that in order to support the affordable housing units, the price point would need to increase.
- keep unit size and price down to help serve the underserved.
- Noted 2,400 sf is too big

A back and forth discussion took place regarding an appropriate max/min. unit size versus the mix on the number of bedrooms/per unit. Board members shared their various concerns as mentioned above. Catherine Perry (regarding unit size mix) suggested focusing on specifying an overall average unit size. Ms. Perry didn't recommend using a single figure because it would be hard for a developer to match it spot on, but a maximum or a fairly tight range for the average unit size could work.

Suzanne Palmeri, 12 Old Billerica Road, suggested looking at the number of bedrooms in the existing Page Place units and asked how many 3-4 bedroom units are there. Ms. Perry noted that according to the Assessor's data base there are currently *no* four bedroom units (4—one bedroom units, 24—two bedroom units and 3-three bedroom units).

Doug Touart, 71 Page Road, commented that the proposed zoning bylaw change was not publicized enough; and then shared the following concerns; 1) very concerned with existing traffic burdening the area and making emergency access difficult even without the proposed increase in the number of units at Page Place; 2) potential generation of additional school aged children; 3) the use of additional energy; 4) troubled about multi-residential developments and teardowns/mansionization effects on Bedford and Lexington historically. Mr. Touart stated that the proponents of Page Place should give more consideration and time to listen to residents and abutting neighbors' concerns prior to moving forward with future development on this site.

Ralph Hammond, 6 Hemlock Lane mentioned he was surprised that the walking connection that used to be well-used, from Old Billerica Road through Page Place to Francis Kelley Road became private; and looks forward to the possibility of it being reopened to the public.

Chair Lloyd reiterated that the Planning Board can't legally force the property owner to create an easement for access by the public; however, she asked if the Trustees intended to offer it.

Attorney Brown assented.

Bonnie Ford, property owner of 69 Page Road and 8 Old Billerica Road, stated that the traffic along Old Billerica Road/Burlington Road/Page Road is horrible and is frequently used as a public emergency route; and therefore she shares similar concern as others regarding more traffic as a result of creating additional units at Page Place. Ms. Ford also mentioned concerns regarding displacement of wildlife and issues that arise from that when developing open space land, as she has observed more deer, raccoons, coyotes, etc. appearing in people's yards.

Jean Hammond, 6 Hemlock Lane, stated that she wouldn't like this bylaw to go to town meeting without an affordable housing component.

Suzanne Palmeri asked about the total number of units (existing versus proposed additional units for Page Place) and how many garages. Ms. Palmeri also asked if there were a time frame when the garages have to be built. Ms. Brown replied the total number of units and garages are not confirmed; however, the thought is to build approx. 15 additional units with one or two garages each and also create one garage for each of the 31 existing units. Ms. Palmeri noted that there could be as many as 60 garages total. Ms. Brown spoke about having a two year period to complete a project once filed.

A brief discussion took place between Attorney Brown and Suzanne Palmeri regarding the development tract, density and percentage of open space.

A resident expressed the importance of really trying to narrow down the number of allowed bedrooms/per unit given the current enrollment of school age children. Ms. Palmeri (Realtor) spoke about rooms without closets and how people may utilize them as bedrooms.

Chair Lloyd spoke about process and informed the public that Planning Board will not decide tonight on its recommendation to Fall town meeting and pointed out that a 2/3 vote from residents attending Special Town Meeting is needed for the bylaw amendment to pass.

Jeffrey Cohen, addressing residents' earlier concern regarding just learning of the proposed zoning bylaw amendment, reiterated that Planning staff provides information for the public as soon as they received it through various networks: advertising the public hearing in the Bedford Minuteman, posting information on Planning's website and Facebook pages, providing Bedford Citizen (electronic news publication) with the public hearing notices and posting the notices on the Town's bulletin board. Mr. Cohen also explained that people are welcome to e-subscribe on the Town's webpage to get announcements, agendas, minutes etc. from any board/department/committee sent directly to them electronically.

Sandra Hackman pointed out to the public that this is a Petitioner's Article. Catherine Perry explained that for a Zoning Amendment, the specified legal notice procedure is to place advertisements in the newspaper and on public bulletin boards. Abutter notification does not happen at this stage because bylaw changes are a town-wide matter. Abutter notification happens at special permit stage for a particular site.

Suzanne Palmeri said she understands that the short notice to the residents has nothing to do with the town, but thought that the proponent, Page Place Condominium Trust, would have done more to reach out to the neighbors.

Chair Lloyd said that she would like to see a final draft and added that she is not ready to call for a vote.

MOTION: Shawn Hanegan moved to close the Zoning Bylaw Amendment Public Hearing for Section 11: Conversion of Public School Buildings to Multiple Residential Use, to allow additional dwelling units proposed for Fall Special Town Meeting by Page Place Condominium Trust (Lisa Mustapich seconded the Motion)

VOTE: 5-0-0

The Board intends to deliberate on its recommendation at its meeting on October 13 but will not receive further testimony.

TIME: 8:57 pm

SPECIAL PERMIT PUBLIC HEARING: 150A- 162 South Road Planned Residential Development (PRD) Application Review

Sandra Hackman, Clerk opened the Special Permit Public Hearing for 150A-162 South Road PRD @ 8:59 PM by reading a legal notice informing the public that the applicant, Attorney Robert Scarano, Cyprus Design (on behalf of property owners Karen Dowd, Diane Capodilupo and George B. Cudd, Jr.) under the provisions of Section 9 of the Zoning Bylaws is proposing to construct 9 cottage style units and related green space, interior roads and utilities.

The following documentation was submitted for review in conjunction with the Special Permit Application:

- Special Permit Application dated September 2, 2015 (included—Developer's statement, Project narrative, Site plan dated 9-03-15, Stormwater report & calculations, Operation-Maintenance Manual Erosion Control, Existing conditions plan dated 3-25-15, Design specifications for rain garden and other low impact development elements, Grass paver materials specifications, and Flood maps).
- September 24, 2015 staff memo from Glenn Garber Planning Director offering site background information, List of Submittals, Description of Current Regulatory Action, Detailed Project Description, Overview of Proposed Project, (including photos)—

information on; Cottage Dwellings, Roadway, Housing Layout (in relation to fire safety codes), Stormwater Management, Wetlands, Landscaping, Engineering Comments (DPW), 50 foot Perimeter Issue, Overriding Land Use Issues and Final Comments.

- Preliminary Landscape Sketch –provided on 9-28-15
- Hand-outs at the meeting; Entry Level/Upper Level Plan (Unit A/Unit B) by Giattino Design w/ photos.

Attorney Scarano described the project as a Planned Residential Development (PRD) consisting of nine cottage-style single family units; 7 detached and 2 attached units. The development satisfies the goals of conservation and open space, meets the minimum tract size in one ownership, complies with the number of allowed dwelling units (as per PRD tract calculation in Section 9. 2.2 in Bedford Zoning Bylaws) and plans to meet the affordable housing component by offering one affordable housing unit and a payment of \$100,000 to the Bedford Housing Partnership. Attorney Scarano also spoke about the project including access from the site to the bike trail located to the rear of the parcel, and being in harmony with Section 9.1 Purpose of a PRD— thus containing a mix of housing, providing open space and passive use consistent with the community and Town of Bedford.

Attorney Scarano reviewed information relating to stormwater treatment on site and explained that the development will include improvements to drainage on the property. Rain gardens will be incorporated and are designed to mitigate stormwater runoff for clean rooftop runoff from the 9 residential units with zero out-flow from these rain gardens during a 24 hour/100 year storm event. The proposed roadway and driveways will be constructed with porous pavement and grass pavers (NGS Tufftract) will be provided for the snow storage areas, visitor parking area and emergency vehicle access which will allow infiltration of stormwater to run off naturally. Attorney Scarano commented that maintenance to the rain gardens, porous pavement (needs vacuuming), and grass pavers will be the responsibility of the Condominium Association and will be clearly identified in the master deed for the property.

A Planning Board member asked if the units will have basements. Attorney Scarano said no, the units are on slabs with radiant heat; and added that snow melting units will be incorporated. The project was designed to be sustainable and as maintenance free as possible.

Other points of interest Attorney Scarano discussed: 1) proposed units/ 1.5 stories to keep in scale with the neighborhood; 2) no further expansion to the development once complete; 3) restrictions listed in the Condominium Association regarding boats, trailers, motorhomes etc. 4) will not clear-cut the property when developing—will carefully select which trees need to be removed; 5) plan to use existing soils and materials— there won't be a lot of trucks entering/existing the site and 6) roadway and site work will be the responsibility of the Condominium Association.

COMMENTS:

Board members articulated that the proposed project is attractive, and has many desirable features that would liven up the area, plus provide an underserved section of the housing market with units selling at a lower price point than larger single family homes that are currently being sold for over a million dollars. Board members raised some of the following questions:

Shawn Hanegan asked the applicant if the affordable housing unit being offered will be different from the other proposed units. Attorney Scarano replied; the affordable housing unit will be undistinguishable.

A board member asked what the starting price points of the units are. Mr. Scarano said he is committed to excellence; and therefore the starting price point is around \$700k.

Jeffrey Cohen asked what hurdles the applicant needs to overcome to create a path to the bikeway. Mr. Scarano spoke about seeking a conservation easement.

A question was raised regarding the applicant's shortfall from the 50 ft. landscape screening-perimeter buffer requirement and what the plan is to overcome that barrier. Attorney Scarano said the project wouldn't be viable if the number of units were reduced from 9 to 8 eliminating one of the units that is currently noncompliant (as proposed) which seems to be the quickest fix. Attorney Scarano said he is negotiating with an abutting neighbor whose property abuts the south side of the site to see if they would be willing to consider a small no-build easement in the area where there is a dwelling unit violating the 50' rule in an effort to become compliant. Attorney Scarano said another approach, although not as desirable, would be to move the noncompliant unit and create a duplex out of the existing adjacent unit. Attorney Scarano shared his concern regarding marketability/visibility if this third scenario took place.

Jeffrey Cohen asked if there would be a connection from the development to the existing sidewalks on South Road. Attorney Scarano explained that a stone dust path connection will be created for access from the site to South Road. Mr. Cohen also suggested tightening up the language in the Condominium Association's Porous Pavement Operational Maintenance Manual Association that reads *maintenance on the roadway will be performed by the Condominium Association* as needed. Mr. Cohen wanted that language to be more specific. Attorney Scarano agreed to include more specific language.

Sandra Hackman asked if the proposed stone dust path connection will be handicap accessible. Attorney Scarano replied yes, and that the path will be accessible to all. Ms. Hackman also inquired if the applicant considered solar panels. Attorney Scarano said they plan to incorporate low-level solar lighting for the porches and solar heating for the slabs (by utilizing radiant heat) but they aren't considering solar panels.

Chair Lloyd shared some concern regarding the size of the units and the possibility of creating additional bedrooms, but still commended the applicant for the creating an ecological friendly site plan. Chair Lloyd asked if the street will be a private way and Ms. Hackman asked if Mr. Scarano would be willing to consider a street name with a historic reference. Attorney Scarano said it will be a private way and that he would contact the Historic District Commission to review their list of historic street names for consideration.

Steven Parrella, 156 South Road, raised a question regarding the distance between his property line and the proposed paved roadway. Mr. Parrella was concerned about having an adequate buffer to maintain privacy from the traffic coming in and out of the development. Attorney Scarano said he would be more than willing to work with Mr. Parrella to ensure an adequate

buffer. Mr. Parrella also asked where the snow storage area for the development would be located. Attorney Scarano pointed out a 2,200 sf area toward the rear of housing units consisting of geo-grid pavers for snow storage.

Chair Lloyd asked if there are plans for a sidewalk on site. Attorney Scarano replied; he is planning to create a sidewalk as part of the project.

Rebecca Williams, 166 South Road, stated that she didn't purchase a single family house to end up being next to 9 single houses in such close proximity.

Bob Williams, 166 South Road, also was concerned with having adequate buffering from his house and the development. Attorney Scarano said he will ensure that the abutting neighbors have proper screening and privacy and to avoid areas for people to trespass.

Chester Wiggins, 174 South Road, asked where the brook is located in relation to the proposed development and then shared concerns with potential flooding. Attorney Scarano informed Mr. Wiggins that he has already been granted an Order of Resource Area Delineation for wetlands and buffers; and that he is in the process of filing a Notice of Intent with the Conservation Commission to get an Order of Conditions under the Wetlands Act and town bylaws.

Jessica Wiggins, 174 South Road, asked why the applicant even has to provide access to the bike path; and pointed out that people can access the bikeway near the Depot Area. Attorney Scarano said Ms. Wiggins made a good point; however the zoning bylaws promote creating access points from developments to public areas. Attorney Scarano said he would work on a mitigation plan to find appropriate access to the bikeway.

MOTION: Jeffrey Cohen moved to continue the Special Permit Public Hearing for a Planned Residential Development located at 150A- 162 South Road to October 13. (Shawn Hanegan seconded the motion)

VOTE: 5-0-0

TIME: 10:00 PM

OLD BUSINESS (Regular Meeting Session Continued)

1. Lavender Lane—street acceptance to recommendation to Town Meeting. Director Garber informed the Board that he had spoken with Adrienne St. John, Public Works Engineer and that Ms. St. John didn't foresee any complications with the provided documentation from the developer in conjunction with readiness for Fall Town meeting approval.

MOTION: Lisa Mustapich moved that the Planning Board will offer a positive recommendation at Fall Town Meeting for Lavender Lane street acceptance providing all issues are resolved with DPW on the as-built plans. (Jeffrey Cohen seconded the motion)

VOTE: 5-0-0

2. Discontinuance of Crosby Road—recommendation to Town Meeting.

Director Garber informed Board members that they have already reviewed this matter and voted on the appropriateness of discontinuing Crosby Road at its last meeting; however, upon referral from the Selectmen, an affirmation of this vote is needed.

MOTION: Shawn Hanegan moved to affirm a previous vote taken on September 15 stating the Board moved to provide a positive recommendation to Town Meeting relating to the discontinuance of Crosby Road for reasons discussed during its September 1, September 15 and this evening.

VOTE: 5-0-0

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

- Eversource tree removal/trimming—Planning staff plans to meet with DPW Director Roy Sorenson and other related parties on October 9 to discuss necessary process.
- 30 Chelmsford Road—applicant is continuing to work on the preliminary plan process; they have two revised concept plans and staff is scheduled for a conference call tomorrow (October 1) to discuss.
- 56 Evergreen Avenue—continuation of preliminary plan review; in design and applicant may be ready for October 13 meeting.
- Springs Road @ Billerica line subdivision—applicant looking at different options.

OTHER REPORTS:

- CMRPC Village District Bylaw Project—Director Garber reported that a group of Planners are taking a brief tour of different Village Centers. Bedford's Blake Block (Town Center)/ and Depot Square is part of that tour; and therefore Planning staff will be providing supportive information to the group.
- MAPC (Metropolitan Area Planning Council)--Ms. Hackman shared that the September report from the executive director of the Metropolitan Area Planning Council highlighted the new mixed-use development now being built at 54 Loomis St. The project is the first one approved under the 2006 mixed-use overlay bylaw, which MAPC helped write, providing technical assistance to the board. Ms. Hackman also noted that MAPC will soon release a report on best practices in transportation demand management, based on research on TDM efforts across the country as well as in our region.

ADJOURNMENT:

MOTION: Jeffrey Cohen moved to adjourn the meeting. (Lisa Mustapich seconded the motion)

VOTE: 5-0-0

TIME: 10:20 PM