

BEDFORD PLANNING BOARD
Bedford High School - Library
Minutes
November 2, 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: None

Amy Lloyd, Chair convened the Planning Board meeting at 6:30 PM

Emergency Evacuation notice - read by Sandra Hackman, Clerk

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

The Planning Board conducted a very brief discussion in preparation for presentations on Warrant Articles prior to attending Special Fall Town Meeting. Planning staff provided the following documentation for the Board's review:

- Bringing Bedford's Industrial Zoning Laws into the 21st Century—PowerPoint presentation sharing what work has been completed to date regarding Industrial Zoning districts. Full set of slides will be distributed as printed handout, and limited number of slides will be shown on screen. (presenter: Amy Lloyd, Chair)
- Email from Attorney Brandon Moss (Town Counsel)—conveying a legal opinion in response to an inquiry on behalf of Planning Board members addressing Article 3 at Special Town Meeting. The opinion discusses whether the 2,000 sf limitation included within the definition of certain uses in the Limited Business District can be subject to a variance. Opinion concludes granting relief from 2,000 sf limitation is akin to granting a use variance, which is prohibited by Bedford Zoning Bylaws
- Report (with recommendation) to Special Town Meeting—re: Warrant Article 3, Map Amendment to Re-Zone Remaining Limited Business Districts at Bedford Marketplace to General Business. (presenter: Jeffrey Cohen)
- Report and Recommendation—re: Warrant Article 4, Lavender Lane Street Acceptance (presenter: Lisa Mustapich)
- Report and Recommendation—re: Warrant Article 5, Crosby Road Discontinuance (presenter: Shawn Hanegan)

- Report and Recommendation—re: Warrant Article 6, Acceptance of M.G.L. Chapter 90I Complete Streets Program (presenter: Sandra Hackman)
- Other Articles of potential interest to Planning Board—memo provided by Catherine Perry, Assistant Planner highlighting Article 7 (Amendment to FY2016 Capital Project Plans); Article 8 (CPA Surcharge for FY2017 onward); Article 9 (CPA Budget Adjustments; and Article 10 (Historical Museum Feasibility Study)

This evening's discussion mostly revolved around Warrant Article 3, Zoning Map Amendment to rezone portions of parcels from Limited Business to General Business at Bedford Marketplace. Presenter, Jeffrey Cohen reviewed his oral presentation on this Article with the Board. A few comments were made and Mr. Cohen adjusted his presentation accordingly. Board members expressed that they were comfortable with the Industrial Zoning Laws PowerPoint presentation and the other warrant article reports that were provided.

The Board also reviewed the notes on Other Warrant Articles (7-10) provided by Ms. Perry and decided to voice support for Article 8.

MOTION: Lisa Mustapich moved to support Article 8 (Reconfirm Community Preservation Surcharge of 3%, Effective July 1, 2016) at Special Town Meeting because CPA funds support implementation of the Comprehensive Plan. (Shawn Hanegan seconded the motion)

VOTE: 5-0-0

ADJOURNMENT

MOTION: Lisa Mustapich moved to adjourn the meeting and proceed to Special Town Meeting. (Shawn Hanegan seconded the motion)

VOTE: 5-0-0

TIME: 7:25 PM