

**Town Of Bedford
Finance Committee
March 3, 2016, 7:30PM
Selectmen's Meeting Room**

Members Present:

Ben Thomas, Paul Mortenson, David Powell, Elizabeth McClung, Stephan Steele, Karen Dunn, Stephen Carluccio, Richard Bowen.

Absent: Thomas Busa.

Quorum Established: Yes

Others Present:

Finance Director: Victor Garofalo. Planning Board/Committee: Jeff Cohen, L. Mustapich, Glenn Garber. School Committee: Michael E. McAllister. Selectmen: William Moonan. Bedford Residents: James McClung, M. Cullou. Town Manager: Richard Reed.

Proceedings:

- *Meeting called to order at 7:30 by Stephan Steele, Committee Chairman.*

Motion: Movement by Stephan Steele to approve meeting minutes of Feb. 11, 2016, Motion approved.

8:0:0

Agenda Item A: *Planning Board – 2016 ATM warrant Articles
Planning Board members Jeff Cohen and Glenn Garber provide a brief overview
of article recommendations.*

Article 8

- Article 8 is a zoning bylaw amendment regarding the conversion of public school buildings to multi-residential use - Page Place.
- The article was discussed during the Planning Board's last meeting however, recommendation was ultimately deferred due to an absent board member. A decision is expected to be made at the next Planning Board meeting.
- It is reported that the majority of the citizens who attended the public forum were concerned or opposed.
- Potential benefits to the public are undefined at this time. The development will be required to come before the Planning Board for a detailed special permit review and

decision. Any amenities, public or private benefits will be defined and memorialized in that process.

- It is raised that the Housing Partnership previously discussed this article, and in a decision of 6 to 1 is opposed to the zoning article. Stating that approval would set a dangerous precedent to future property owners to request their own bylaw change. The only way they would consider supporting the article is if a zoning amendment included affordable units, or a monetary contribution in lieu of affordable housing.

Article 9

- It is stated that adjustments and modifications have been made to dimensions, as well to the language of the article in order to make the bylaw more comprehensible.
- The limited height increases to 56ft or four stories were based on land use studies that were conducted in the summers of 2014 and 2015. It is noted that these decisions were based on what exists, enabling for rational judgments.

Article 12

- The purpose of this article is to redefine the way height is measured on buildings with pitched roofs. Article 12 proposes to measure to the peak of a buildings roof and imposes a max height of 35ft. the article also proposes changes to how height is measured i.e. the points it is measured from.
- This article would allow for measurements to be consistently taken from the roofline, rather than from the midpoint of the roof. Similarly, in cases that a lot has slope the article deems that the measurement be taken from the lowest foundation point.
- Height measurement would be based on an existing base ground elevation. This addresses the situation in which fill is brought onto a site and causes the new elevation to become the point of measurement.
- Current permits released to new construction will not be affected. However, development in planning stages without permits may need to modify plans.

Article 13

- Flood insurance rate maps have been revised in order to be eligible to receive federal funding. A public hearing has taken place. Residents and property owners on land that could be impacted were notified.

Article 14

- Article 14 proposes to allow an increase in business district floor area from the current 2,000 sq. ft. of retail space up to 4,000 sq. ft. via a special permit brought to the zoning board. Currently, no variance exists for increased building area in relation to businesses.
- The Planning Board reportedly recommends approval of this article. As well, the Zoning Board saw the article as a reasonable approach to have a review process in place for the case that businesses sought sq. footage above 2,000.
- Concerns relating to this article as follows:
 1. Article is seen as a “band aid” to allow flexibility for developers
 2. Concern for the unknown process by which ZBA will grant approval, as well as which businesses may be allowed under this ordinance

Agenda Item B: Model 3.0

*Changes occurred to Model 3.0 during the Feb. 11 Finance Committee meeting.
A revised Model 3.0 is presented and reviewed by the board.*

- At this time, the only potential change to the model regards Lane School, which may be heard at a special town meeting.

Action: Victor Garofalo will make notation of surplus funds that should be addressed at annual town meeting, unless a decision that negates this action is made before the book is printed.

Agenda Item C: Town Meeting Warrant Article Recommendations

- Article 8 is deferred until recommendation is received from the Planning Board.

Motion: Movement by David Powell to make recommendation on articles 9,10 and 11 during current meeting.

Motion approved.

5:3:0

Motion: Movement by David Powell to approve articles 9, 10 and 11 as printed in the warrant.

Motion approved.

6:0:2

Motion: Movement by David Powell to approve article 12 as printed in the warrant.
Motion approved.

8:0:0

Motion: Movement by David Powell to approve article 13 as printed in the warrant.
Motion approved.

8:0:0

Motion: Movement by David Powell to approve article 14 as printed in the warrant.
Motion approved.

8:0:0

Article 18 Discussion:

Discussion occurs regarding the Lane School article and the raised costs associated with the project. Further expansion and development have more than doubled original costs.

- Concern is voiced regarding the unknown aspects of the article, which include final timeline and cost. It is determined that a more definitive cost estimate is being processed and will be presented at town meeting.
- Town Manager Richard Reed reports that the warrant has already been sent to the selectmen. The revised language in this warrant has eliminated the contingency language for debt exclusion. The Town Council has confirmed that it is not within the scope of the article to try to amend it in order to make it a debt exclusion.
- The only way to pursue the debt exclusion would be to call a special town meeting. It is suggested that this would be a “town meeting within a town meeting.” Under state law, the special town meeting warrant must reach voters 14 days prior to the meeting.
- The suggestion is for the language of the warrant to regress back to the original language- stating contingency on bond authorization, based on approval of a debt exclusion.
- Alternatives are discussed and debated by the board. The board will reconvene regarding this issue next week.

Agenda Item D: *Town Meeting Warrant Article Assignments*

Articles: 1-5, 23-25, 29 and 30

Assigned to: Stephan Steele

Articles: 6,9 and 19

Assigned to: Paul Mortenson

Articles: 7, 8, 10, 11 and 12

Assigned to: David Powell

Articles: 13, 14 and 15

Assigned to: Elizabeth McClung

Articles: 16 and 17

Assigned to: Karen Dunn

Articles: 18, 20 and 22

Assigned to: Stephen Carluccio

Article: 21

Assignment TBD

Articles: 26 and 27

Assigned to: Richard Bowen.

Article: 28

Assigned to: Ben Thomas.

Agenda Item E: *Old Business New Business Meetings attended Open Discussion
Adjournment*

- Ben Thomas reports on selectmen meetings. Thomas notes the concern among attendees regarding the practice of renting Old Town Hall to commercial enterprises as opposed to non-profits.
- Thomas mentions that the town has recently gained renters from BCA leaving.
- The next Financial Committee meeting will occur on Thursday, March 10th.

Motion: Movement for adjournment made by David Powell.

Motion approved.

8:0:0

*Meeting Adjourned at 9:28 by Stephan Steele, Committee Chairman
Minutes submitted by Michelle Racette, Recording Secretary.*