

**BEDFORD PLANNING BOARD
MINUTES
Town Hall—Multi Purpose Room/Auditorium
March 19, 2013**

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

MEMBERS ABSENT: None

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

STAFF ABSENT: None

OTHERS PRESENT: See Attached

7:20PM REORGANIZATION OF THE BOARD—the Board reorganized as follows;

*MOTION: Lisa Mustapich moved to assign Shawn Hanegan as Planning Board Clerk.
Amy Lloyd seconded the motion.*

VOTE: 5-0-0

*MOTION: Lisa Mustapich moved to assign Jeffrey Cohen as Planning Board Chair.
Shawn Hanegan seconded the motion.*

VOTE: 5-0-0

Jeffrey Cohen, Chair, convened the meeting at 7:25 PM

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

STAFF REPORT—Catherine Perry provided the Board with an update on the following developments:

- **100 Plank Street**—special permit amendment to replace a 69,000 sf building currently permitted with 2 buildings containing 46 multi-family residential units and approximately 4,000 sf of commercial space and associated parking/garages will be before the Board on April 16, 2013
- **93 Hartwell Road/2-lot subdivision**—expecting submittals in the near future; however the developer has not given Planning staff a specific date.
- **8 Oak Park**—Logix Health is scheduled to come before the Board on April 1st for a site plan review of a parking lot expansion. The developer may also need to go before the Conservation Commission, and potentially the site plan review will be extended to April 16.
- **Freedom Estates/resolution of issues**—will come before the Board in the very near future
- **Blake Block/special permit amendment**—the developer needs to return to the Board for a special permit amendment once consensus is reached to resolve remaining issues.

7:30PM—Shawn Hanegan, Clerk read Evacuation Notice

DEVELOPMENT—

1. Victoria Road Subdivision Public Hearing/ one lot subdivision— the Board continued deliberations from 2/5/13 Public Hearing at **7:31PM** and **closed the public hearing at 8:47PM.** *(Please refer to Victoria Road Definitive Subdivision Public Hearing Minutes dated, March 19, 2013 for deliberation details)*

MOTION: Sandra Hackman moved to allow the following waivers that were requested by the applicant of Victoria Road Definitive Subdivision for reasons stated during deliberations: 1) Form K—Proposed Street Name. Victoria Road will be retained; 2) Section 5.2.2 Pavement width, to allow a road width of 18 feet; 3) Section 5.2.4.2 Dead end turn-around, to allow paved tee backup strip; 4) Section 6.2.8 Curbing; 5) Section 6.3.3.1 Hydrants, to allow reliance on fire sprinklers in dwelling; 6) Section 6.4.1 Sidewalks; 7) Section 6.6 Shade Trees, to allow omission of shade trees on the north side of Victoria Road, with addition of fencing; and 8) Section 6.8 Street Lights. (Lisa Mustapich seconded the motion)

VOTE: 4-0-1 (Amy Lloyd abstained)

MOTION: Sandra Hackman moved to approve Victoria Road Definitive Subdivision, dated January 7, 2013 and revised March 8, 2013, drawn by BSC Group, consisting of 6 sheets, with conditions based on the list recommended in Catherine Perry’s memorandum of March 14, 2013 except for the first condition being amended as discussed. (Lisa Mustapich seconded the motion)

VOTE: 4-0-1 (Amy Lloyd abstained)

Catherine Perry, Assistant Planner, agreed to prepare a Certificate of Action with full text of the conditions for the Board to review and sign at the next scheduled meeting.

2. 54 Loomis Street Mixed-Use Special Permit Public Hearing—a proposal to construct a 2-story mixed use building and a 2 ½ story residential building with associated parking in the Depot Area Mixed Use Overlay District. The Special Permit Public Hearing **opened at 8:55PM** and **ended at 10:30PM.** A motion was made to **continue 54 Loomis Street Mixed-Use Special Permit Public Hearing to May 1, 2013.** *(Please refer to 54 Loomis Street Mixed-Use Special Permit Public Hearing Minutes dated, March 19, 2013 for deliberation details)*

3. 4-18 Crosby Drive/Bedford Business Park—representatives Attorney Robert Buckley, Riemer/Braunstein; Matthew Katz, Asset Manager, and Richard Atwater, Jr., Senior Property Manager of the Davis Companies were present to informally discuss a multi-phase redevelopment project at the Bedford Business Park. Attorney Buckley stated that the development team is currently preparing submittals for an Industrial Mixed-Use Special Permit application and plans to file the application within the next 5 days. Mr. Buckley briefly shared with the Board that the applicant (The Davis Companies) is proposing a three phase development with each phase performed in accordance with the requirements and goals of Section 15 of the Zoning Bylaws (Industrial Mixed Use) in an effort to revitalize the visual appeal of the premises, encourage pedestrian activity, improve site circulation, provide updated amenities and provide expansion options to existing tenants, and to minimize impacts on the surrounding roadways by integrating uses on site that will keep employees and guest on location. Mr. Buckley added that additional parking with landscape islands will also be proposed to respond to current market demands and to enhance/preserve the value of the entire site.

BUSINESS SESSION—

1. Annual Town Meeting Articles –Chair Cohen briefly reviewed proposed changes highlighted in Warrant Articles 6-15 relating to General Bylaw Amendments to the Sign Bylaw. Mr. Cohen explained that the Sign Bylaw articles will be discussed at Town Meeting under one umbrella so that residents can look at the big

picture; and then vote on articles individually. Planning Board members agreed not to take a formal position (as a Board) on the Sign Bylaw.

2. Other—**Data Intensity/22 Crosby Drive/Aquifer Protection Special Permit:** Assistant Town Manager, Jessica Porter, forwarded a request dated March 6, 2013 for comments regarding the appropriateness for the applicant, Data Intensity, under Zoning Bylaw, Section 13, Subsection 13.5 and Table V, to allow storage of liquid petroleum products. Planning Director Garber explained that the applicant is basically looking for permission to store a gas can in the vicinity of an emergency electric generator to fuel it when needed and that it appeared to be a suitable container. Planning Board members expressed that they had no comments to provide.

3. Minutes—February 26, 2013 Regular Session & Joint Meeting with Comprehensive Plan Ad Hoc Advisory Committee.

MOTION: Sandra Hackman moved to approve the minutes of the February 26, 2013 Regular Session & Joint Meeting with Comprehensive Plan Ad Hoc Advisory Committee as submitted. Lisa Mustapich seconded the motion.

VOTE: 4-0-1(Amy Lloyd abstained)

4. Committee Assignments—Planning Board members discussed updating the 2012 Committee Assignments List. Sandra Hackman, Shawn Hanegan, and Lisa Mustapich said they prefer to keep the same assignments in 2013, while Amy Lloyd expressed that she would be interested in Bicycle Advisory Committee, Board of Health and Energy Task Force. Jeffrey Cohen expressed that he would continue with Historic District Commission, Sign Bylaw Review Committee and Chamber of Commerce; however he would relinquish his obligation with the Board of Health and Energy Task Force (passing these assignments onto Amy Lloyd) and add Recreation Commission to his list of assignments.

MOTION: Amy Lloyd moved that the Board accepts the above discussed changes; and that these changes are reflected in the updated 2013 Committee Assignments List. (Lisa Mustapich seconded the motion)

VOTE: 5-0-0

ADJOURNMENT—

MOTION: Lisa Mustapich moved to adjourn the meeting. (Sandra Hackman seconded the motion)

VOTE: 5-0-0

TIME: 11:17PM