

**BEDFORD PLANNING BOARD**  
**Brief Meeting before Annual Town Meeting**  
**Bedford High School Library**  
**Regular Session Minute**  
**April 2, 2013**

MEMBERS PRESENT: Jeffrey Cohen, Chair; Shawn Hanegan, Clerk;  
Sandra Hackman; 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: Robert Mangiaratti, Attorney (Town Counsel)

*Note: No Submittals were provided for this meeting.*

Shawn Hanegan, Clerk—read the Emergency Evacuation Announcement

**1. EXECUTIVE SESSION**

Chair Cohen convened the **regular session** meeting @ **6:15PM** by requesting a motion and role call vote to enter Executive Session to discuss potential litigation in conjunction with constructing a walking trail through the rear yards of the properties at 22 and 24 Liberty Road (part of the Freedom Estates Cluster Development and Subdivision).

*MOTION: Lisa Mustapich moved to enter Freedom Estates Executive Session for the purpose mentioned above. (Amy Lloyd seconded the motion)*

Role Call Vote: (5-0-0)

Sandra Hackman; yes

Shawn Hanegan; yes

Lisa Mustapich; yes

Amy Lloyd; yes

Jeffrey Cohen; yes

**2. REGULAR SESSION**

Other – continuing business

Planning Director Garber provided an update on the following development cases:

- 8 Oak Park Site Plan review—applicant scheduled to return on May 14
- 111 South Road --informal discussion of a proposed café to be located in the Depot Area Mixed-Use Overlay District scheduled for April 16.

- Blake Block—complication with the stormwater system; it doesn't appear to be working properly and the swales to the rear of the property are overflowing. This matter has been discussed with other town departments and the property owner to come to a resolution.
- 93Hartwell Road—expecting an application for a new 2-lot subdivision; however there may be potential issues with Massport ( and possibility an abutter) requesting tree cutting of mature trees located in front of the site, but the applicant articulated that they would like to retain these trees.
- Pino Planned Residential Development (PRD)—developer is seeking to revive a previous application to construct 3 houses on Green Street; however, may need to review case law because of the strong opposition from abutting neighbors for the developer to gain access through an existing street in Governor Winthrop Estates.

*MOTION: Lisa Mustapich moved to adjourn the Regular Session Meeting and proceed to Annual Town Meeting. (Amy Lloyd seconded the motion).*

*VOTE: 5-0-0*

*TIME: 7:16PM*