

**BEDFORD PLANNING BOARD
4-18 Crosby Drive/Bedford Business Park
Special Permit Public Hearing
Town Center Building—Flint Room
May 20, 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: See Attached

Emergency Evacuation read by Shawn Hanegan, Clerk

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

Chair Cohen convened 4-18 Crosby Drive/Bedford Business Park Special Permit Public Hearing at 9:05 PM.

Chair Cohen announced that the Board will continue its deliberations from May 1, 2013 special permit public hearing for an Industrial Mixed Use project that involves a master planned redevelopment in three phases. Mr. Cohen further announced that Phase 1 includes 40 new parking spaces, a new restaurant, some façade upgrades, reconfiguration of internal circulation, landscaping, and stormwater improvements; and that later phases will include structured parking and additional office/R&D floor space.

Chair Cohen reviewed for the record the following documentation that was submitted in conjunction with 4-18 Crosby Drive/Bedford Business Park Special Permit application:

- Signed Certification (Pursuant to M.G.L. c. 39 Section 23D of Participation in a Session of an Adjudicatory Hearing where the undersigned Board member, Jeffrey Cohen, missed a single hearing session for 4-18 Crosby Drive/Bedford Business Park, on May 1, 2013. Mr. Cohen attested that he viewed an official video recording of the missed May 1, 2013 hearing session so that he may participate in future hearings in conjunction with the special permit application that is currently before the Board for Bedford Business Park.
- Plan set (consisting of 7 sheets) entitled; Bedford Business Park Improvements, 4-18 Crosby Drive: Conceptual Building Elevation plans, Landscape Details plan, Landscape Plan- Phase I, Landscape Plan-Phase I & II, Civil Details Plan-Phase I, Civil Details Plan Phase I & II, Grading & Drainage Plan I, and Grading & Drainage Plan Phases I & II (all dated March 27, 2013).

- Memo dated, April 30, 2013 from Catherine Perry, Assistant Planner, providing information regarding the proposed project's zoning status, description of the project and submitted materials, scope of special permit, site description and history, other staff comments, points for discussion, further comments on the three phases, and her recommendation to the Board.
- Memo dated, May 17, 2013 from Catherine Perry, Assistant Planner, providing further comments for the Bedford Business Park continued hearing relating to an Industrial Mixed Use Special Permit.
- Notes on other nearby Business Parks and Major Office Buildings.
- A copy of a Draft Condition provided by the applicant
- Plan Sheet C-104 entitled; Layout & Materials Plan-Phase I & II dated March 27, 2013 and revised Landscape Area dated 5/13/13.

Attorney Robert Buckley, Riemer/Braunstein, publicized that the applicant is willing to work with the town on the proposed phased project; and that at this time they are seeking a degree of certainty from the Board on the concept of the overall project, as well as an approval to move forward with Phase I (adding 40 new parking spaces; a new restaurant, some façade upgrades, reconfiguration of internal circulation, landscaping and stormwater improvements). Attorney Buckley shared that they are also considering redesigning the potential outdoor gathering area so that the area will be wider and provide a more useful space.

Stephen Martorano, P.E., BSC Group, pointed out that the proposal includes a reduction in a parking area to gain more common space. Mr. Martorano reviewed the parking use table and pointed out that some details were added at the request of Catherine Perry.

Catherine Perry, Assistant Planner, mentioned that the applicant had expressed interest in including a small retail store in Phase 3; however, at this point the applicant hasn't provided a firm proposal. Ms. Perry suggested that the applicant include a small amount of retail (up to 2,000 sf) in the overall project.

Attorney Buckley commented that the applicant is trying to depict a campus feeling and therefore he has no objection to Ms. Perry's suggestion to include retail.

Sandra Hackman asked about the approval process for this special permit application, given that the project will be done in phases.

Ms. Perry explained that there is no specific provision in Bedford's zoning bylaws for a master planned special permit project; however there are procedures for major and minor amendments to a special permit. Ms. Perry further explained that the applicant is currently seeking some level of approval for all three phases to be written in the special permit decision, with the knowledge that they will later provide a more complete design and additional supporting information for Phases II and Phase III to be later reviewed under a lesser process than a full special permit application. Ms. Perry added that although the applicant prefers the later reviews for Phase II and Phase III to be more like a site plan review, she considers these later reviews to be more like amendments to the existing special permit.

Sandra Hackman declared that she is not against the applicant's suggestion to wait until Phase 1 is complete before conducting a study to determine the traffic baseline and later providing a traffic impact report for the review of Phase II and Phase III; but said she is concerned about traffic.

Attorney Buckley said they are trying to come to a balance in respects to the number of stories versus the footprint of the building.

Catherine Perry shared that there is flexibility within the special permit process for the Board to differ from the normal building height limit of 42 feet noted in Section 15.5.6; and added that she did not consider a building of such height in this location, especially if it is sufficiently set back from the northern lot line, to be aesthetically objectionable.

Attorney Buckley said that the applicant is not seeking approval to have an eight story building this evening, and suggested that the height issue be reserved for consideration by the Board during Phase III review.

Planning Director Garber, referring to the building height issue, conveyed that the special permit decision can be written narrowly to fit the uniqueness of the location.

Lisa Mustapich offered that she doesn't want any invasive plants to be included on the Landscape Plan.

Amy Lloyd shared the following: 1) said she carefully reviewed the plant list and it appeared to be okay; 2) mentioned that she would support having a small store on site if it were beneficial to the employees; 3) stated that she believes this is a good plan.

Shawn Hanegan offered that overall the plan is good; and then reiterated an earlier concern he has regarding noise from Route 3 potentially impacting the experience of those utilizing the outdoor gathering area.

Chair Cohen agreed with other Board members that this is a good plan for this location.

MOTION: Lisa Mustapich moved to close 4-18 Crosby Drive/Bedford Business Park Industrial Mixed Use Special Permit Public Hearing meeting. (Shawn Hanegan seconded the motion)

VOTE: 5-0-0

TIME: 9:55PM

DELIBERATIONS

Catherine Perry reviewed her written recommendations (provided in a May 17, 2013 memo) for a special permit approval with findings and conditions that could potentially be included in the decision for 4-18 Crosby Drive/Bedford Business Park. Ms. Perry reiterated that the recommendations she provided would reflect a decision in principle that the phased project meets the purpose and intent of Section 15/Industrial Mixed Use Bylaw.

MOTION: Shawn Hanegan moved to adopt the findings as written in Catherine Perry's May 17, 2013 memo. (Lisa Mustapich seconded the motion)

VOTE: 5-0-0

Board members reviewed the conditions listed in Ms. Perry's May 17, 2013 memo and the following comments were made:

- Condition #1—add retail to the list of uses

- Condition 7—amend language to state; within 6 months after occupancy of all buildings located on site reaches 85%, the applicant shall conduct a baseline traffic study and provide a report to the Planning Board (applicant will work with the town to achieve this)
- Condition 8—details need to be firmed up before signing the decision
- Condition 11—change the number of years to complete the development from 8 years to 10.

Further minor recommendations—Ms. Perry mentioned that the Board previously discussed having the applicant survey tenants regarding their desires and preferences for the outdoor amenities, but didn't make this a requirement. Ms. Perry suggested that the Board could make this a recommendation to the applicant.

Attorney Buckley said they are willing to send out a notice/survey to the employees and get feedback.

MOTON: Amy Lloyd moved to grant a special permit with findings and conditions (as listed and amended in Catherine Perry's memo dated, May 17, 2013) for Bedford Business Park/4-18 Crosby Drive Industrial Mixed Use Master Planned Phased Improvement and Redevelopment of existing Business Park. (Sandra Hackman seconded the motion)

VOTE: 5-0-0

Jeffrey Cohen, Shawn Hanegan, Lisa Mustapich, Sandra Hackman and Amy Lloyd; all voting in favor

Planning Staff shared that a written special permit decision for Bedford Business Park reflecting the discussion and motions during the public hearing(s) will be prepared for Planning Board endorsement at the June 4, 2013 meeting.

TIME: 10:12PM