

BEDFORD PLANNING BOARD
46 Wilson Road
SPECIAL PERMIT PUBLIC HEARING MINUTES
Town Hall – Selectmen’s Meeting Room
July 9, 2013

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

MEMBERS ABSENT: Amy Lloyd

STAFF PRESENT: Glenn Garber, Planning Director; Catherine Perry, Assistant Planner

STAFF ABSENT: Cathy Silvestrone, AA

OTHERS PRESENT: See Attached

Emergency Evacuation read by Shawn Hanegan

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

Jeffrey Cohen, Chair, convened the Public Hearing for a Scenic Road approval at 46 Wilson Road at 7:50 PM. Chair Cohen read for the record a Legal Notice stating that the Planning Board is conducting a public hearing on a Scenic Roads bylaw application under Article 46 of the Bedford General Bylaws. The applicant and owner is Daniel Lanz of 11 Hemlock Lane in Bedford. The request is to install a new driveway that will bisect an embankment containing rocks that might have been part of an old stone wall, and to retain and reuse any excavated rocks of sufficient size on-site.

Chair Cohen reviewed the following record materials related to this application:

- Letter of application dated June 19, 2013 from Daniel J. Lanz
- Photographs of the property frontage, supplied by the applicant
- Memorandum to the Planning Board from Planning Director Glenn Garber dated June 30, 2013.

Mr. Lanz explained that he owns the property at 46 Wilson Road and is planning to build a single family house. Wilson Road is designated as a Scenic Road under the bylaw. He will need to install a driveway which will require excavation at the front of the property where there may be a buried stone wall remnant. Mr. Lanz noted that this status is unclear. He proposes to reuse any rocks that are displaced, at the sides of the driveway entrance.

Mr. Lanz identified the relevant portion of the frontage on the photographs and also supplied an enlargement of the area affected. He reported that his surveyor has stated that there are only two rocks within the Right of Way in the area that will be disturbed. He said that he has done a small amount of excavation and not found any more large rocks. Mr. Garber asked what size pieces of rock he has found; the applicant indicated with his hands that they were about 4 inches diameter and added that it does not really look like a wall but that he is prepared to reuse whatever he can. Board members in their comments did not raise objections to the proposal.

No comments were received from members of the public.

A Motion was proposed by Sandra Hackman, to approve the driveway installation subject to compliance with conditions as suggested in Director Garber’s memorandum, requiring the applicant to gather the rocks along the driveway cut segment and reuse them as close to the front property line as is feasible, placing them along the curb cut radius just inside the the property line, arranged in some reasonably aesthetic and symmetrical way.

The motion was seconded by Lisa Mustapich and voted 4-0-0.

Time: 8:00 PM.

Director Garber stated that he will issue an approval letter to the applicant in the next few days. The letter can be presented to the Building Inspector when requesting a building permit.

Minutes submitted by Catherine Perry, Assistant Planner