

BEDFORD PLANNING BOARD
Zoom Remote Meeting
Minutes
February 14, 2023

MEMBERS PRESENT: Steven Hagan, Chair; Jacinda Barbehenn, Amy Lloyd and Todd Crowley

MEMBERS ABSENT: Christopher Gittins

STAFF PRESENT: Tony Fields, Planning Director; Catherine Perry, Assistant Planner

OTHERS PRESENT: Adam Liberman, 94 Kendall Court; Richard Baughman, 63 Kendall Court; Tom Flannery, 93 Kendall Court; Jennifer Berman, 90 Kendall Court; Joy Duffy, 262 Hartwell Road; Donald Saletnik, 37 Kendall Court

Chair Hagan called the remote meeting to order at 7:00 pm, called the Roll of Board Members in attendance, cited the Remote Meeting Guidelines, and stated that Bedford TV is recording.

BUSINESS SESSION

North Airfield Update

Director Fields reported that the deadline for comments on the Environmental Notification Form (ENF) was today. It will be followed by a Draft Environmental Impact Report (DEIR) in around June. The Town has tried to influence the scope. There will be a further round of public comment on the Draft. Director Fields noted that the ENF is not a point at which objectors can stop a project.

Richard Baughman, a resident of Kendall Court said he wants to understand the Planning Board's role in the process. He noted that the timeline is tight with construction proposed to start next year. He asked if the Planning Board can only comment and if Massport can ignore any concerns.

Director Fields responded that he thinks the Board will have minimal jurisdiction. Town Counsel is being asked to examine any points of Town jurisdiction on the project. The Board can comment on any points in the DEIR. The state portion of the land is exempt from zoning, and the zoning for the private portion allows Aviation use without site plan review.

Board members asked where to view the Select Board's response. The Chair stated it is likely to be made publicly available soon.

Tom Flannery, President of the Kendall Court Homeowners' Association, said he wants the Town to bring some sanity to the proposed plan. He stated that there is an Environmentally Sensitive Area that should be recognized.

The Chair thanked the speakers for their interest in the matter and noted that the next steps will be in June.

Preparation of educational and presentation materials for Annual Town Meeting

The Board worked on materials related to its proposed Zoning Bylaw amendments to Section 4.2.2 and Table 1 on Two-family Dwellings. It reviewed a revised set of PowerPoint slides from Member Crowley.

Member Crowley noted that he has added the pictures supplied. He has included the list of benefits but believes that it, together with the list of goals, is too wordy. Diagrams of the FAR and lot coverage would still be helpful, and he still needs the list of other towns referred to. He has received some school data.

Information on nonconforming lots was discussed, including whether to have it as backup. Member Barbehenn suggested noting that there are over 5,000 housing units in total, not all of which are on individual lots. Assistant Planner Perry suggested that if a map is shown, it would be better to show just the lots that are nonconforming by area because the frontage-only ones are known to be inaccurate and they also make the map harder to read.

Members discussed the order and content of slides. It was agreed to combine and simplify the tables showing the sizes of one and two family houses allowed in each district. The Comprehensive Plan will be mentioned verbally. The energy efficiency slide will be retained as backup, with the TOD portions removed.

Director Fields said he is working on the number of current houses that were built before 1945. He agreed to try to get clearer data on the sizes of recent single-family houses.

It was agreed that staff can finalize a website version once Member Crowley has finalized his live presentation.

Minutes

Approval of minutes of January 24 was deferred.

Staff reports

Director Fields reported that Zoning Bylaw consultant Judi Barrett is available for the February 28 meeting.

Staff is currently conducting interviews for the Administrative Assistant position.

Assistant Planner Perry attended the Middlesex 3 Coalition event, where aides to the area's five Congressional representatives summarized the Biden administration's legislative record and invited input to locally relevant initiatives. She also attended today's Council on Aging Board meeting to present an update on various housing developments of potential interest to seniors and an outline of the two-family dwelling zoning amendment.

Board liaison reports

Member Crowley mentioned a FAQ sheet being prepared by the Transportation Advisory Committee. Also, he reported that the ZBA intends to return to in-person meetings.

Director Fields noted that the state legislature has not yet determined the rules for meetings beyond March.

Adjournment

Member Lloyd moved and Member Crowley seconded to adjourn, at 9:05 pm.

Roll Call:

Member Lloyd – Aye

Member Barbehenn – Aye

Member Crowley – Aye

Chair Hagen - Aye

Minutes prepared by Catherine Perry,

Approved February 28, 2023

DOCUMENT LIST

Agenda

Memo from Planning Director Fields to Planning Board, dated February 10, 2023 with respect to matters to be taken up at the February 14, 2023 Planning Board Meeting.

Proposed Warrant article: Zoning Bylaw amendment relating to two-family dwellings (with explanation in italics)

Planning Board Minutes
021423 final

Revised Draft PowerPoint slides for presentation and backup materials, by Todd Crowley –
Zoning Bylaw Amendment: Two Family Housing

Development Update chart dated February 9, 2023

Draft Minutes of January 24, 2023 Planning Board meeting