



## TOWN OF BEDFORD SPECIAL TOWN MEETING NOVEMBER 1, 2021

Bedford held a Special Town Meeting on Monday, November 1, 2021, at Bedford High School. Town Meeting has now been adjourned and dissolved. The results are listed below, along with the attendance count.

ARTICLE	DATE	SUBJECT	RESULT
<b>SPECIAL TOWN MEETING</b>			
1	11/01/2021	<p><b>Debate Rules</b> – the Town vote to adopt the following procedures for the current Special Town Meeting:</p> <p>A. The main motion having been submitted in advance, and presentations having been made available for viewing before the meeting and provided in printed form at this meeting, the main motion will be read by the Moderator and there will be no presentation.</p> <p>B. No amendment shall be accepted unless submitted in writing. A speaker presenting an amendment to an article shall be limited to three (3) minutes.</p> <p>C. Other speakers shall be limited to two (2) minutes.</p> <p>D. Town Meeting by majority vote may waive A, B, or C.</p>	Passed Unanimously
2	11/01/2021	<p><b>Finance Committee Reserve Fund</b> – the Town vote to reduce by \$700,000 the Finance Committee Reserve Fund appropriation as voted under Article 8 of the May 15, 2021 Annual Town Meeting.</p>	Passed Unanimously
3	11/01/2021	<p><b>Community Preservation Surcharge – Effective July 1, 2022</b> – the Town vote to reconfirm a property tax surcharge of three percent (3%) of the taxes assessed annually on real property which shall be dedicated to the Community Preservation Fund, such surcharge to be imposed on taxes assessed for fiscal years beginning on or after July 1, 2022.</p>	Passed by Declared Majority
4	11/01/2021	<p><b>Community Preservation Budget</b> – the Town voted to transfer the sum of \$99,601 from the Community Preservation Fund balance to the Historic Properties Preservation Fund account.</p>	Passed by Declared Majority
5	11/01/2021	<p><b>Appropriate Funds for Shawsheen Valley Technical High School Assessment</b> – the Town vote to raise and appropriate \$84,506 to amend the Fiscal Year 2022 appropriation “Fund 3001 – Vocational Education,” under Article 8 of the May 15, 2021, Annual Town Meeting, to a sum of \$859,598.</p>	Passed Unanimously
6	11/01/2021	<p><b>Appropriate Funds for Bedford Police Supervisors Association Collective Bargaining Agreement – FY2022-2024</b> – the Town vote to appropriate a sum of money to fund the provisions of a collective bargaining agreement between the Town of Bedford and the Bedford Police Supervisors Association, commencing July 1, 2021, for Police Department supervisors who are members of this collective bargaining unit. Said amount to be funded by transferring the previously appropriated (May 15, 2021, Annual Town Meeting) “Fund 1220 – Select Board: Reserve” to “Fund 2010: Police Department – Salaries.”</p>	Passed by Declared Majority
7	11/01/2021	<p><b>PEG Access and Cable Related Expense Related Budget – Fiscal Year 2022 Additional Appropriation</b> – the Town vote to appropriate \$35,000 or any other sums for building expenses to operate the Public Education Governmental (PEG) Access programming for the fiscal year beginning July 1, 2021, and that in order to meet such appropriation, the Town will transfer \$35,000 from the PEG Access and Cable Related Fund.</p>	Passed by Declared Majority



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8	11/01/2021	<p><b>Zoning Bylaw Amendment – Section 22 Great Road District</b> – the Town vote to amend the Bedford Zoning Bylaws to adopt several amendments to <b>Section 22 “Great Road District”</b>, as follows:</p> <p>Section 22.3.4 is hereby amended in the line item of Maximum Height (stories), to add superscript of “1”, and to amend the entry in the column under GR/S to read <math>\frac{3}{4}</math> with superscript of “5”.</p> <p>Section 22.3.4 is hereby further amended in the line item of Maximum Building Height (ft), to add a superscript of “1”, and to amend the entry in the column under GR/S to read 37/48, with superscript of “5”.</p> <p>Footnote 5 applicable to Section 22.3.4 and 22.3.5 is hereby amended to read as follows:</p> <p>The greater height is only allowed by special permit from the Planning Board and is subject to the minimum side and rear setback ratio. A height increase above three stories in the GR/S subdistrict is only allowed in mixed-use developments, and only for a building that is located behind one or more commercial or mixed-use buildings facing Great Road, and that is used for multifamily housing or has housing on at least the top two floors.</p> <p>Section 22.3 is hereby amended by amending the last sentence of the opening paragraph to read as follows:</p> <p>Where appropriate or to accommodate unique site constraints such as irregular lot shape, slope, or wetlands, or to encourage site planning, design, and access solutions that further the goals of the Great Road district, the Planning Board may grant a special to waive any of the requirements in Sections 22.3.1, 22.3.2, 22.3.4 and 22.3.5 below, except for maximum building height, and subject to a finding that such special permit will better serve the public interest and foster improved site design.</p> <p>Footnote 1 applicable to Sections 22.3.4 and 22.3.5 is hereby amended to read as follows:</p> <p>Maximum building height may not be waived by special permit from the Planning Board.</p> <p>Section 22.6.1 is hereby amended in the line item for Mixed-use, horizontal to change the use designation in the GR/C District from “N” to “SP”.</p> <p>Section 22.6.2 is hereby amended in the line items for Mixed-Use Development Horizontal and Mixed-Use Development, Vertical to insert the word “restaurant” after “personal services”.</p> <p>Section 22.4.2(a) is hereby amended to read as follows:</p> <p>Except as provided below, any development of 10,000 sq. ft. or more shall provide a public realm at least 10 feet wide, consisting of sidewalk, street furniture, pedestrian space and landscape planting, along the full length of the front line. Sidewalks shall be a minimum of five (5) feet in width and may be located wholly or partially within the street right of way. If on the lot, sidewalks shall be considered part of</p>	Passed by Declared 2/3 Majority
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		<p>the minimum required landscaped open space.</p> <p>Section 22.4.2(b) is hereby amended as follows:</p> <p>Sidewalks shall be separated from the road with a three (3) foot wide landscaped buffer to protect pedestrians and create a pleasing environment, unless pre-existing conditions prevent such alignment or where MassDOT imposes a different requirement for that portion of The Great Road controlled by MassDOT. The landscaped buffer shall consist of shade trees placed at appropriate intervals and other landscaping, and street design elements such as benches, shrub, or grass. Landscaping shall be organized in clusters of plantings rather than in a rigid line along the front of the lot.</p> <p>Section 22.4.4(b) is hereby amended to read as follows:</p> <p>There shall be a minimum planting zone of 3 feet between the sidewalk in front of a building and the street travel lane, unless pre-existing conditions prevent such alignment or where MassDOT imposes a different requirement for that portion of The Great Road controlled by MassDOT. Shade trees and other plantings between the street and sidewalk, reduce glare, reduce storm water runoff, absorb pollutants, provide shade, create an appealing environment, and contribute to a sense of place. Selection of trees shall conform to Planning Board guidelines.</p> <p>Section 22.1 is hereby amended by adding a fifth purpose statement:</p> <p>22.1.5 Enable some flexibility in the application of these requirements to foster continued investment in the development and redevelopment of properties along Bedford's "main street".</p> <p>and relocating the word "and" from the end of the third purpose statement to the fourth purpose statement.</p> <p>Section 22.3.4 is hereby further amended in the line item of Minimum Façade Buildout (% lot width), to delete the superscript of "1".</p> <p>Section 22.3.5 is hereby amended to delete the superscript of "1" in the line items of Maximum Ground Fl. Entrance Spacing and Minimum Depth, Common Spaces.</p> <p>Section 22.4.2(c) is hereby amended to insert the words "or beside" before "the sidewalk".</p> <p>Section 22.4.2(e) is hereby amended to change the word "feasible" to "infeasible".</p> <p>Section 22.4.2(e) is hereby amended to read as follows:</p> <p>To encourage sidewalk connections between adjacent properties at the street by eliminating curb cuts on Great Road, the Planning Board may waive the maximum lot width-depth ratio, fenestration, or minimum façade buildout requirements, or any combination thereof, in Section 22.3.</p> <p>Section 22.4.8(h) is hereby amended to strike the word "with".</p>	
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**Attendance:** There were 107 voters in attendance at the Monday, November 1, 2021, Special Town Meeting.