

FINAL Bedford Business Park MINUTES—approved by the Board

BEDFORD PLANNING BOARD
4-18 Crosby Drive/Bedford Business Park
SPECIAL PERMIT PUBLIC HEARING MINUTES
Town Center Building—Flint Room
May 1, 2013

MEMBERS PRESENT: Shawn Hanegan, Clerk; Sandra Hackman; Amy Lloyd; Lisa Mustapich

MEMBERS ABSENT: Jeffrey Cohen, Chair

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 Lisa Mustapich

In the absence of Jeffrey Cohen, Shawn Hanegan was acting Chair.

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

Shawn Hanegan, Acting Chair, convened the Special Permit Public Hearing for 4-18 Crosby Drive/Bedford @9:05PM.

Chair Hanegan read for the record a Legal Notice stating that the Planning Board is conducting a public hearing for a special permit under the provisions of Section 15 of the Bedford Zoning Bylaw, Industrial Mixed Use, for property located at 4-18 Crosby Drive (Bedford Business Park). The project involves a master planned redevelopment of the Bedford Business Park to be done in three phases. The present action involves a request to create 40 new parking spaces to the southeast corner of the property along Crosby Drive; the conditional allowance via this special permit of a restaurant; architectural façade redesign on specific buildings within the complex; reconfiguration of some internal circulation; landscaping; curbing; stormwater facilities, including a rain garden and other site engineering features and details.

Chair Hanegan reviewed the following submittals that were provided in conjunction with this Industrial Mixed Use (IMU) Special Permit application dated, March 28, 2013:

- Letter dated March 29, 2013 from Attorney Robert Buckley, Riemer/Braunstein, advising the Board that his firm is representing DIV Bedford, LLC (owner) with respect to property located at 4-18 Crosby Drive. Attached to this letter: **1)** Special Permit Application dated March 28, 2013; **2)** Development Statement (Exhibit A); **3)** Letter dated March 28, 2013 from David Currie, Secretary on behalf of the Davis Companies (Bedford Manager Corp/DIV Bedford, LLC) authorizing Riemer & Braunstein LLP to present their application and other agreements in connection with the redevelopment of the Bedford Business Park; **4)** Memo dated March 27, 2013 from Joanna Kavalaris, PE of BSC Group, re: Trip Generation—Bedford Business Park; **5)** Drainage Summary for Bedford Business Park prepared by BSC Group, dated March 27, 2013; and **6)** Plan set/Bedford Business Park Improvements (4-18 Crosby Drive) dated March 27, 2013 consisting of 15 pages.

- Memo dated April 30, 2013, from Catherine Perry, Assistant Planner, sharing Planning's review of an application submitted for an Industrial Mixed Use Special Permit for the Bedford Business Park located at 4-18 Crosby Drive.
- Memo dated April 22, 2013 from Adrienne St. John, Public Works Engineer and Kristin Dowdy, Civil/Environmental Engineer offering DPW's comments on site plans and a drainage report for Phase I of 4-18 Crosby Drive—Special Permit Application for Bedford Business Park.
- Memo dated April 26, 2013 from Christopher Laskey, Code Enforcement Director, presenting his review of the parking calculations that were submitted in the Industrial Mixed Use Special Permit Application for 4-18 Crosby Drive/Bedford Business Park.
- Email dated April 25, 2013 from Mark Sullivan, Fire Department, stating that the Fire Department has no issues with the proposed project at 4-18 Crosby Drive.
- Email dated April 25, 2013 from Marc Saucier, Traffic Enforcement Officer, stating that the Police Department doesn't have any issues with the Bedford Business Park proposal.
- Email dated April 25, 2013 from Elizabeth Bagdonas, Conservation Administrator, stating that Conservation has no jurisdictional issues regarding the redevelopment of this property; however stormwater control and treatment is critical on this site due to its position within the watershed to the Shawsheen River. Ms. Bagdonas added that the DPW should provide a more specific recommendation relating to stormwater management.

Attorney Buckley spoke about the Route 3 corridor and redevelopment in this area. Mr. Buckley explained that the applicant, the Davis Companies/ DIV Bedford, LLC (property owner) goal is to improve the quality of life of its employees at the Bedford Business Park by proposing a three phase re-development, taking the opportunity to improve transportation and communication with surrounding businesses, and provide efforts to market the Route 3 corridor as place where businesses will want to be.

Attorney Buckley commented that the aging buildings on-site are several decades old; and therefore the property owners are revitalizing the buildings to meet the growing needs of the existing businesses to retain current tenants. Mr. Buckley shared that they've reviewed ways to establish growth in the existing buildings and found that the site's internal circulation design plays a vital role in this process Mr. Buckley articulated that it's important to get people to areas that make sense, plus provide attractive areas where people can gather and share ideas. Mr. Buckley expressed that the current parking on site doesn't work well; and therefore, as part of the redevelopment plan in Phase 1, they would like to construct some additional parking near the entrance and improve circulation, allowing employees to branch off to different areas on site.

Mr. Buckley discussed Transportation Demand Management (TDM) and how important it is to work with businesses and employees to provide responsible transportation strategies. Mr. Buckley mentioned that some companies are willing to pay for transportation services if they believe it would work; however; these services need to be convenient for employees.

Catherine Perry, Assistant Planner, mentioned that the proposed project (under Section 15 in the Zoning Bylaws—Industrial Mixed Use) is not the same as when you review a new project on a vacant site because the buildings are in existence on a site that has had some zoning changes over the years; and therefore it is hard to permit through regular zoning. Ms. Perry explained that it's a win/win situation to review this project under the Industrial Mixed Use bylaw because it gives the Board discretion on zoning requirements, and the applicant flexibility.

Shawn Hanegan asked about the timing of the project phases and how these phases would affect approvals, given that there is potential to have a change in board member(s) if phases are spread over multiple years.

Catherine Perry stated that if the initial permit reserves certain matters for later approval by the Board, it will not matter if there is a change in membership because it will still be the Planning Board.

Stephen Martorano, P.E., BSC Group, briefly discussed some technical aspects of the site, including an improved drainage design. Mr. Martorano also commented that a majority of the buildings are located on one side of the site; and therefore when the first building tenants' employees enter the site they take up the immediate parking area, thus leaving remaining tenants' employees having to circle around to find parking further out. Therefore, in Phase I of the project, new parking spaces are proposed near the southeast corner of the site for employee convenience; however, some existing landscaping will be lost as a result. Mr. Martorano further commented that in the center portion of the site some parking spaces will be removed in efforts to improve circulation, incorporate additional small landscaped islands, and to create a common outdoor gathering area.

Sandra Hackman asked what's proposed for the outdoor gathering space.

Attorney Buckley said they plan to add some amenities in that area, which will include seating and tables.

Ms. Hackman asked if the central space is a walkable or driving area.

Mr. Martorano said this is a driving area.

Shawn Hanegan asked if sound protection was considered. Mr. Hanegan informed the applicant that he works for MITRE and that being outside he can hear Route 3 clearly; and therefore he wondered if sound from Route 3 would impact people's experiences if they were dining or relaxing outside, given that this site is even closer to Route 3.

A representative from the Bedford Business Park commented that none of the tenants have mentioned noise as a problem; and therefore they didn't find this to be an issue.

Stephen Martorano spoke about the large parking area and how they plan to improve grading and incorporate a rain garden. Mr. Martorano pointed out that in DPW's memo dated April 22, 2013; they refer to areas on site that are without stormwater treatment. Mr. Martorano said the applicant/client is willing to provide stormwater protection systems in areas that currently don't have updated treatment.

Caseylee Bastien, BSC Group, Inc. discussed the existing and proposed landscape for the project. Mr. Bastien shared that they plan to continue to provide a diversity of species within the existing parking area landscaping. Mr. Bastien spoke about adding to the remaining portion of the grove of trees near the rain garden area and entry to Crosby Road to preserve the high canopy and forest depth feel by creating layers of foliage. Mr. Bastien reviewed different areas of the site and shared what species they are proposing for those areas. Mr. Bastien also mentioned that a wide variety of site appropriate plantings to evoke a forested "feel" and provide screening from Crosby Drive will be added.

Amy Lloyd (referring to Phase 2) asked Mr. Bastien what species are proposed to be planted near the parking garage area. Mr. Bastien replied; locust trees because that area is dry and needs a canopy.

Mr. Bastien briefly shared information regarding Phase 2 and Phase 3 landscaping plans and how these plans will address massing.

Mr. Martorano commented that the chosen area for the 480 parking spaces is logical; however that they are still working on the logistics/location of the loading dock. Mr. Martorano also informed the Board that there is potential for an eight-story building in place of building #14, given the visibility it would have from Route 3.

Sandra Hackman questioned if the Planning Board could permit an eight-story building under existing zoning.

Catherine Perry replied; under the Industrial Mixed Use Bylaw, the Board has flexibility; however an eight-story building is out of norm for Bedford.

Lisa Mustapich asked what the highest number of stories that has been approved in Bedford.

Planning Director Garber stated that he would check with the Code Enforcement department for that number.

Sandra Hackman, referring to the potential of an eight-story building being proposed, stated that the town should be informed of such an extreme number of stories.

Attorney Buckley said they are not looking for an approval on eight-stories, they are just looking for an approval on the concept of the project's phases.

Amy Lloyd said she believes everything proposed is reasonable under the Industrial Mixed Use bylaw; and that she doesn't have a problem with the applicant removing some trees and landscaped areas for parking because of the thoughtful, proposed landscaping that will be gained in exchange.

Lisa Mustapich said for the most part she is in favor of what the applicant is proposing; however, she agrees with Ms. Hackman that the overall town's interest in respect to the potential number of stories being up to eight should be further explored.

Shawn Hanegan said he likes the current proposal and echoed the same concern regarding the potential number of stories being up to eight and the town's interest.

Sandra Hackman articulated that she would have preferred it if the applicant proposed a larger pedestrian oriented or more central landscaped gathering area and not be so locked in.

Planning Director Garber stated that a finding can be made in the special permit to encourage amenities in the central area; and shift green space there in exchange for parking in the left area of the site.

MOTION: Amy Lloyd moved to continue the Bedford Business Park (4-18 Crosby Drive) to May 21, 2013. (Lisa Mustapich seconded the motion)

VOTE: 4-0-0

TIME: 9:40 PM