

BEDFORD PLANNING BOARD
Regular Session Minutes
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

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

Chair Cohen convened the meeting at 7:30 PM

DEVELOPMENT SESSION:

1. **54 Loomis Street Special Permit Public Hearing**—continued deliberations from March 19, 2013 Special Permit Public Hearing for a redevelopment project in the Depot Area Mixed Use Overlay District. The public hearing **began at 7:32 PM** and **closed at 8:55 PM**. A motion and vote was made following the public hearing to approve the proposed project. *(Please refer to 54 Loomis Street Special Permit Public Hearing Minutes dated, May 20, 2012 for hearing details)*
2. **4-18 Crosby Drive/Bedford Business Park Special Permit Public Hearing**—continued deliberations from May 1, 2013 Special Permit Public Hearing for an Industrial Mixed Use project that involves a master planned redevelopment in three phases. Phase 1 included a proposal for new parking spaces; a new restaurant; some façade upgrades; configuration of internal circulation, landscaping and stormwater improvements. The public hearing **began at 9:00 PM** and **closed at 10:12PM**. A motion and vote was made at the close of the public hearing to approve the proposed project. *(Please refer to 4-18 Crosby Drive/Bedford Business Park Special Permit Public Hearing Minutes dated, May 20, 2013 for hearing details)*

BUSINESS/STAFF REPORT:

1) Verbal Development Updates:

- 100 Plank Street/ Building #7 (part of the former Criterion/Village at Taylor Pond Special Permit)—an amended proposal to include more office space on the first floor and omit the construction of one block of garages will be heard on June 18th.
- Freedom Estates/Pedestrian Trail Resolution—tentatively scheduled for June 18th.
- 93 Hartwell Road/Athena Lane Subdivision—Planning Director Garber reported that he is working on Athena Lane Definitive Subdivision Certificate of Action in preparation of Planning Board endorsement on June 4th.

- 4-18 Crosby Drive/Bedford Business Park—Catherine Perry, Assistant Planner said she will work on a draft decision for Bedford Business Park in preparation for signing by the Planning Board on June 4th.
- Potential subdivisions—Director Garber mentioned that he had a couple of inquiries regarding potential incoming subdivisions; however nothing has been filed.

2) Minutes:

- May 1, 2013 Regular Session Minutes—

MOTION: Lisa Mustapich moved to approve May 1, 2013 Regular Session Minutes, with a minor amendment. (Shawn Hanegan seconded the motion)

VOTE: 4-0-1 (Jeffrey Cohen was absent during this meeting)

- May 1, 2013 4-18 Crosby Drive/Bedford Business Park Special Permit Public Hearing Minutes—

MOTION: Amy Lloyd moved to approve May 1, 2013 Special Permit Public Hearing Minutes for 4-18 Crosby Drive/Bedford Business Park with amendments. (Sandra Hackman seconded the motion)

VOTE: 4-0-1 (Jeffrey Cohen was absent during this public hearing)

ADJOURNMENT:

MOTION: Sandra Hackman moved to adjourn the meeting. (Lisa Mustapich seconded the motion)

VOTE: 5-0-0

TIME: 10:54 PM