

Final APPROVED Regular Session Minutes

**BEDFORD PLANNING BOARD**  
**Regular Session Minutes**  
**Brief meeting prior to Fall Town Meeting**  
**Bedford High School Library**  
**November 4, 2013**

MEMBERS PRESENT: Jeffrey Cohen, Chair; Shawn Hanegan, Clerk Sandra Hackman; Amy Lloyd; and 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.*

**Jeffrey Cohen, Chair, convened the meeting at 6:34 pm**

**FALL TOWN MEETING PREPARATION**

1) Planning Board members reviewed the revised Comprehensive Plan Presentation; *The Bedford We Want: Shaping Our Future* that was prepared for Fall Town Meeting. Board members expressed that they were satisfied with current changes made to the presentation.

2) Planning Board members discussed and provided comments/recommendations on the following Fall Town Meeting Articles:

Article #2—Amend Authorization for Easement Acceptance—

Board members decided that a specific recommendation wasn't needed for Article #2.

Article #6—General Bylaw Amendment—Sign Bylaw—Special Considerations

A majority of the Board members voiced that Article #6 is somewhat controversial and that they preferred not to provide a recommendation because they didn't know enough about the various pros and cons.

Article #11—Community Preservation Surcharge

Board members agreed to support Article #11 as follows;

*MOTION:* Lisa Mustapich moved that the Planning Board provide a recommendation of approval for Article #11— to reconfirm a property tax surcharge of 3% of the taxes assessed annually on real property which shall be dedicated to the Community Preservation Fund. (Amy Lloyd seconded the motion)

*VOTE:* 5-0-0

Article #12—Amend FY14 Community Preservation Budget

Board members expressed that they would like to provide support for the Master Bicycle Plan Funding Request (new appropriation # 13 under Article #12) as it relates to the Comprehensive Plan.

*MOTION: Amy Lloyd will give a recommendation of approval regarding new appropriation #13 (funding for Master Bicycle Plan) under Article #12, as the proposed Bicycle Master Plan is a timely complement to Bedford's Comprehensive Plan. It will map out the details required to develop an alternative transportation infrastructure; one that supports a non-auto-centric mode of transit, encourages healthy activity, gives greater recreational opportunities and has clear environmental benefits. (Shawn seconded the motion)*

*VOTE: 5-0-0*

**BUSINESS SESSION**

- 1) Staff Report/Verbal Update—(by Catherine Perry, Assistant Planner)

55 Pine Hill Road/Irene Road—Ms. Perry reported that there have been some recent inquiries regarding a potential development of a small subdivision involving property on Irene Road (currently a paper street) and 55 Pine Hill Road.

- 2) Board members had a brief discussion regarding moving forward initiatives post Comprehensive Plan adoption and mentioned revisiting Overlay Districts, Neighborhood Zoning bylaws, and teardown/mansionization practices as potential items to improve.

**ADJOURNMENT**

*MOTION: Lisa Mustapich moved to adjourn the meeting and advance to Fall Town Meeting. (Shawn Hanegan seconded the motion)*

*VOTE: 5-0-0*

*TIME: 7:25PM*