

**TOWN OF BEDFORD CONSERVATION COMMISSION**  
**SITE WALK MINUTES**  
**September 16, 2019**

A meeting of the Bedford Conservation Commission for the purpose of a site walk was held at 5:30 pm on Monday, September 16, 2019 at the site of Circle Drive Associates on South River Road, Lot 35-98-40.

Present: Beth Evarts (Chairwoman), Denise Ricciardi (Town Council), Bill Carter (Alternate), Maggie Wachs, Mac McMahan (Planning Board Representative), Patricia Grogan (Alternate), Karin Elmer (Planning Department), Dave Gambaccini (Vice Chair), Catherine Rombeau (Town Council Alternate).

Also Present: Jim Gove (Gove Environmental), Bob Baskerville and Katie Weiss of Bedford Design Consultants, Rebecca Hebert, Planning Director and Mark Connors, Assistant Planning Director.

Absent: Bob MacPherson and James Drake.

The project is located off South River Road and the site is accessed by an existing driveway across from Iron Horse Drive. The site consists of two lots that have a combined area of approximately 27 acres.

The applicant has submitted a conceptual plan for the Conservation Commission's review. The proposal is to build a mixed-use development consisting of six apartment buildings, office space and retail uses. The site plan also includes an emergency access drive connecting the site to Sebbins Brook Marketplace. The project design includes filling approximately 20,790 sq. ft. of wetlands. There are four areas of wetland impact. Of the four proposed impacts, two are for roadway crossings and two are to be filled for the site development or placement of buildings. The road crossings may be approved by the Planning Board without a variance provided the Planning Board determines that the proposed construction is essential to the productive use of land and no reasonable alternatives exist.

The two areas of wetland impact will require variances. Portions of the wetlands have been classified as vernal pools.

The purpose of the site walk was for the Commission to see the area and the condition of the wetlands and the vernal pools. Mr., Gove led the group onto the property and pointed out test pit locations and explained the different types of soils that were present along with the significance of each soil type. He also led the group to the different wetland and vernal pool areas for the Commission to view the condition of each location.

The site walk ended at 6:45.

Respectfully submitted,  
Karin Elmer