

TOWN OF BEDFORD
April 8, 2019
PLANNING BOARD
MINUTES

A meeting of the Bedford Planning Board was held on Monday, April 8, 2019 at the Bedford Meeting Room, 10 Meetinghouse Road, Bedford, NH. Present were: Jon Levenstein (Chairman), Harold Newberry (Vice Chairman), Chris Bandazian (Town Council), Jeff Foote (Public Works Director), Mac McMahon, Kelleigh Murphy, Charlie Fairman (Alternate), Priscilla Malcolm (Alternate), Becky Hebert (Planning Director), and Mark Connors (Assistant Planning Director)

I. Call to Order and Roll Call:

Chairman Levenstein called the meeting to order at 7:00 p.m. Regular member Randy Hawkins, Secretary Karen McGinley and alternate member Matt Sullivan were absent.

II. Old Business & Continued Hearings: None

III. New Business:

1. **Robert Gendron (Owner)** – Request for a phased approval of a previously approved subdivision of Lot 2-12 at 99 McAllister Road to create two new lots, Zoned R&A.

IV. Concept Proposals and Other Business:

2. Development Update

Mr. Connors stated the subdivision application has been reviewed by staff and staff would recommend that the Board find the application to be complete, the abutters have been notified, and it is the opinion of staff that the application does not pose a regional impact. Staff would recommend that the Board accept the agenda and in so doing, find the application to be complete.

MOTION by Vice Chairman Newberry to approve the agenda as read. Ms. Murphy duly seconded the motion. Vote taken – all in favor. Motion carried.

1. **Robert Gendron (Owner)** – Request for a phased approval of a previously approved subdivision of Lot 2-12 at 99 McAllister Road to create two new lots, Zoned R&A.

Robert Gendron, owner, was present to address this application. Mr. Gendron stated what you

can see here, as you are aware, is the same plan that you had seen before. I am just asking for a phasing of the work involved so that I can acquire the funds to complete the project. I am asking for the Board's consideration on this.

Chairman Levenstein stated my understanding is that part of the conditions of the original subdivision approval were that you had to take down some buildings on the lots and that your plan now is to take down the buildings on one of the lots, sell that lot and use the money to take down the remaining buildings on the other lot. Is that correct? Mr. Gendron responded that is correct.

Chairman Levenstein asked the Board if they had any questions on this application. There were none.

Chairman Levenstein asked the audience for any comments or questions on this application. There were none.

Town Manager Sawyer stated Mr. Chairman, before we vote though, we do have two regular members absent, Mr. Hawkins and Ms. McGinley. You do have two alternates here, and I think you could appoint them both to vote if you would like. Chairman Levenstein appointed Mr. Fairman and Ms. Malcolm to vote in place of the absent regular members.

Mr. Connors stated there are two motions. The first motion will allow them to subdivide the first lot off the northern portion of the parcel, and as a condition of that, he will have to remove the barn toward the back of the property. The second motion is to subdivide the remaining portion of the southern parcel, and as a condition of that, he will have to either move or demolish the mobile home.

Chairman Levenstein asked do you understand that Mr. Gendron? Mr. Gendron replied yes.

MOTION by Town Manager Sawyer that the Planning Board grant final subdivision approval for the application to subdivide 99 McAllister Road, Lot 2-12, Zoned R&A, into two residential lots, creating the new Lot 2-12-8, in accordance with the plans by Sandford Surveying & Engineering, last revised March 21, 2019, with the following precedent conditions to be fulfilled within one year and prior to plan signature, and the remaining conditions of approval to be fulfilled as noted:

- 1. The Director of Public Works and the Planning Director shall determine that the Applicant has addressed all remaining technical review comments to the satisfaction of the Town.**
- 2. The applicant shall pay any outstanding engineering review fees, if any.**
- 3. Any structures, which span the proposed lot boundaries or encroach into proposed structural setbacks, shall be removed or relocated.**
- 4. The applicant shall provide a drainage report consistent with the requirements of Section 235 of the Land Development Control Regulations. The calculations shall be to the satisfaction of the Planning Director and the Director of Public Works.**

5. **The applicant shall provide documentation extinguishing the easement related to the right of the owners of Lot 2-12 to access portions of Lots 2-12-2 and 2-12-3.**
6. **A letter shall be submitted to the Planning Department by a Licensed Land Surveyor certifying that all boundary monumentation has been set as noted on the approved plan, or the boundary monumentation may be set and shown on the plan.**
7. **Prior to plan recording, the applicant shall pay all recording fees to the Planning Department.**
8. **Prior to a Certificate of Occupancy being issued for a residence, school and recreation impact fees shall be paid.**
9. **Portions of the existing stone walls disturbed for new driveway construction shall be relocated to another location on the affected lot and must be reformed into a new stonewall.**

Ms. Murphy duly seconded the motion. Vote taken – all in favor. Motion carried.

MOTION by Town Manager Sawyer that the Planning Board grant final subdivision approval for the application to subdivide 99 McAllister Road, Lot 2-12, Zoned R&A into two residential lots, creating the new Lot 2-12-7, in accordance with the plans by Sandford Surveying & Engineering, last revised March 21, 2019, with the following precedent conditions to be fulfilled within one year and prior to plan signature, and the remaining conditions of approval to be fulfilled as noted:

1. **The Director of Public Works and the Planning Director shall determine that the Applicant has addressed all remaining technical review comments to the satisfaction of the Town.**
2. **The applicant shall pay any outstanding engineering review fees, if any.**
3. **Any structures, which span the proposed lot boundaries or encroach into the proposed structural setbacks, shall be removed or relocated.**
4. **The applicant shall provide a drainage report consistent with the requirements of Section 235 of the Land Development Control Regulations. The calculations shall be to the satisfaction of the Planning Director and the Director of Public Works.**
5. **A letter shall be submitted to the Planning Department by a Licensed Land Surveyor certifying that all boundary monumentation has been set as noted on the approved plan, or the boundary monumentation may be set and shown on the plan.**
6. **The applicant shall update the plan to include the location of the driveway location for Lot 12-2-8.**
7. **Prior to plan recording, the applicant shall pay all recording fees to the Planning Department.**
8. **Prior to a Certificate of Occupancy being issued for a residence, school and recreation impact fees shall be paid.**

- 9. Portions of the existing stone walls disturbed for new driveway construction shall be relocated to another location on the affected lot and must be reformed into a new stonewall.**

Vice Chairman Newberry duly seconded the motion. Vote taken – all in favor. Motion carried.

2. Development Update

Mr. Connors updated the Board with current development throughout town. Those developments include:

- Trader Joe's – is open in Market & Main development
- Harvey Construction warehouse
- Haigh-Farr research and development facility – Phase 2
- Friendly Toast in the Market & Main development – opening is next week
- New Citizens Bank building on South River Road

V. Approval of Minutes of Previous Meetings:

There were no minutes available for approval.

VI. Communications to the Board:

Chairman Levenstein stated Ms. Hebert and I were discussing the site walk over at Bow Lane. Ms. Hebert stated we have received the final site plan application for the Bow Lane workforce housing project, and the board should talk about when they want to do the site walk. We could do it before the public hearing, so that would need to happen that first week in May or you could have your public hearing and schedule a site walk afterwards.

Chairman Levenstein asked does anyone have any strong feelings one way or the other? Vice Chairman Newberry asked are the plans still similar to what we have seen previously? Ms. Hebert replied the layout, the building design are very similar, exactly the same to what you saw for design/review. Vice Chairman Newberry stated my take is I think it would be helpful to look at it prior, rather than after their presentation. Town Manager Sawyer stated I think it would help us be more efficient at the hearing if we have been out on the site walk already, only in this case because we have seen the design/review plans. Mr. McMahon asked will there be any stakes in the ground? Ms. Hebert replied we would ask for the roadway to be staked out and the building locations.

Chairman Levenstein stated Mr. Connors will send an email out to everybody and you can all vote on what days will work for you. Ms. Hebert stated please enter all the times and dates that you are available and then we end up picking the one that is the most popular.

VII. Reports of Committees: None

VIII. Adjournment:

MOTION by Town Manager Sawyer to adjourn at 7:15 p.m. Councilor Bandazian duly seconded the motion. Vote taken – all in favor. Motion carried.

Respectfully submitted by
Valerie J. Emmons