

**TOWN OF BEDFORD**  
**August 13, 2020**  
**PLANNING BOARD**  
**SEBBINS BROOK CROSSING SITE WALK MINUTES**

A site walk of the Bedford Planning Board was held on Thursday, August 13, 2020 at 11 a.m. at Lots 35-98-5 and 35-98-40 at South River Road across from the intersection with East Point Drive. The site walk was held in anticipation of a site plan application for a development known as Sebbins Brook Crossing to be heard by the Planning Board at its August 31, 2020 meeting. The application proposes the site development to include a multifamily housing development consisting of 96 elderly housing units in one four story building and 142 workforce housing units in two four story buildings. Present for the site walk were: Rick Sawyer (Town Manager), Stephen Clough, Priscilla Malcolm, Charlie Fairman (Alternate), John Quintal (Alternate), Matthew Sullivan (Alternate), Becky Hebert (Planning Director), and Mark Connors (Assistant Planning Director). Also participating in the site walk were the applicant's representatives Katherine Weiss and Robert Baskerville of Bedford Design Consultants, and property owner Robert Smith.

Planning Director Hebert started the site walk at 11 a.m. Ms. Hebert noted that there were a few ground rules for the site walk. The site walk was being conducted purely for informational purposes in preparation for the Planning Board's review of the site plan. The Planning Board has already reviewed conceptual and design review applications for the development in late 2019 and early 2020. Site walk participants should withhold comments until the public hearing. She noted that the applicant's representatives, Katherine Weiss and Robert Baskerville, would help lead the site walk.

Ms. Weiss handed out plans showing the proposed site plan. Ms. Weiss explained that the site walk would generally follow the proposed access driveway for the development and show landmarks associated with the development numbered on the plans. Ms. Weiss showed the group the previously installed box culvert that was constructed several years ago as part of a NH DOT driveway permit. Ms. Weiss showed the participants where the future commercial development of the property would occur and the access driveway's first proposed crossing of Sebbins Brook. She then showed the group the location of the front door for Building 1, which would include all of the elderly housing units. There was some discussion of the adjacent F.E. Everett Turnpike and highway noise on the development. Mr. Baskerville indicated that the NH Department of Transportation was cutting down on providing sound walls and other noise mitigation from highways. He noted that vegetation along the site boundaries would be preserved and a berm installed to help reduce highway noise on the development.

Mr. Baskerville pointed out a ledged area that would be preserved to help separate the elderly and workforce housing developments. He noted that a trail would extend from this area to access a larger trail that would surround the development. He indicated the site was a mix of sandy soils and ledge. Ms. Weiss pointed out a small wetland pocket, seasonally dry, that would be filled to accommodate parking areas for Building #2 in the workforce housing development.

Ms. Weiss pointed out the locations of both Building #2 and #3 in the workforce housing development as well as the central green area located between the buildings. The participants also walked toward the wetland in the vicinity of the Harvey Road right-of-way where nearby development were viewable. Mr. Baskerville noted that parking would be provided both through surface parking and through partially subterranean parking located within all of the proposed boundaries.

Ms. Weiss showed the group the location of the second wetland crossing, which would exist for emergency access only. Mr. Baskerville noted that they would also like to make this crossing and driveway welcoming for pedestrian traffic with benches so residents could easily access businesses in the Sebbins Brook Marketplace. Mr. Baskerville pointed out several features of the wetland and noted that the owners would like to maintain it in its current state because they view it as an attractive feature of the property.

The group returned to South River Road following the proposed route of the access driveway. Ms. Hebert thanked the owners for hosting the site walk and everyone for participating. The site walk concluded at 11:50 a.m.

Respectfully submitted by  
Mark Connors