

TOWN OF BEDFORD
February 13, 2023
PLANNING BOARD
Action Sheet

The following is a summary of the Planning Board actions and is not inclusive of all discussion. The official minutes shall be posted as soon as they are available on the Town of Bedford website.

BCTV Meeting Room – 7 P.M. - 10 Meetinghouse Road

Members present: Charlie Fairman (Chair), Hal Newberry (Vice Chair), Phil Greazzo (Town Council), Priscilla Malcolm, Matthew Nichols (Secretary), Matthew Sullivan, Stephen Clough, Logan Johnson (Alternate)

Members Absent: Chris Swiniarski (Alternate), Chris Bandazian (Town Council Alternate), John Nelson (Alternate)

Staff present: Becky Hebert (Planning Director), Jillian Harris (Assistant Planning Director)

I. Call to Order and Roll Call:

Chair Fairman called the meeting to order at 7:01 p.m. Chris Swiniarski (Alternate), Chris Bandazian (Town Council Alternate) and John Nelson (Alternate) were absent.

II. Old Business & Continued Hearings: None

III. New Business:

- 1. Dunton Family Trust and Osburn Family 2021 Revocable Trust (Applicants & Owners)** –Request for approval to adjust the lot line between two parcels located at 22 and 24 Butterfield Lane, Lots 9-18-14 and 9-18-13, Zoned RA.

This application was presented by Sam Ingram, Meridian Land Services, Inc.

On a motion made by Priscilla Malcolm and seconded by Hal Newberry, the Planning Board voted unanimously to grant the waivers from the Bedford Land Development Control Regulations, from Section 231.1.1, Section 216.2.9, Section 218.1.11 and Section 218.1.12, as previously described.

On a motion made by Priscilla Malcolm and seconded by Hal Newberry, the Planning Board voted unanimously to grant final approval of the lot line adjustment between 22 and 24 Butterfield Lane, Lots 9-18-14 and 9-18-13, as shown on the plans by Meridian Land Services, Inc., last revised January 26, 2023, in accordance with the following findings of fact:

- The plans are found to be in compliance with the purpose and intent of the Bedford Land Development Control Regulations;
- The Board also includes all facts found in the meeting minutes for this application and incorporates the meeting minutes into this decision.

This approval is granted with the following conditions to be fulfilled within one year and prior to plan signature:

1. The Planning Director and Public Works Director shall determine that the Applicant has addressed all technical review comments to the Town's satisfaction.
2. All recording fees shall be submitted to the Planning Department at the time of recording.
3. 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.
4. Prior to plan signatures the plans shall be certified and stamped by the Licensed Land Surveyor and Wetland Scientist, as applicable and also signed by the property owners per the Bedford Land Development Control Regulations.

2. **Howard Frizzell (Applicant & Owner)** – Request for approval of a Conditional Use Permit for a Detached Accessory Apartment, located at 270 Back River Road, Lot 37-8, Zoned RA.

This application was presented by Earl Sanford, Sanford Surveying and Engineering

Public Comment Received By:

- *Greg Rehm, Liberty Hill Rd.*

Priscilla Malcolm made a motion, seconded by Steve Clough, to grant the conditional use permit for a detached accessory apartment, located at 270 Back River Road, in accordance with the application materials submitted by the applicant, last revised December 12, 2022, as the Planning Board finds that the applicant has shown substantial compliance with the criteria for granting the conditional use permit, in accordance with the following findings of fact:

- **The plans are found to be in compliance with the purpose and intent of Section 275-21(J) of the Zoning Ordinance;**
- **The Board also includes all facts found in the meeting minutes for this application and incorporates all meeting minutes into this decision.**

This approval is subject to the following conditions:

1. **The applicant shall submit a building permit for review and approval by the Building Dept.**

2. There shall be no additional curb cuts for the property and the applicant shall coordinate with the Dept. of Public Works and Planning staff to settle the issue of driveway curb cuts and permits, as applicable.

3. School and Recreation impact fees, per Article 120 of the Land Development Control Regulations, must be paid prior to a Certificate of Occupancy for the detached accessory apartment.

Phil Greazzo made a motion, seconded by Steve Clough to amend condition #2:

There shall be no additional curb cuts for the property and the applicant shall coordinate with the Dept. of Public Works for necessary driveway permits, as applicable.

The Planning Board voted 5-2 to amend condition #2 with Charlie Fairman and Matthew Nichols voting in the negative.

The Planning Board voted unanimously to grant the conditional use permit, subject to the amended conditions.

- 3. Megan and Jason Oliviero (Applicants & Owners) – Request for approval of a Conditional Use Permit for a Detached Accessory Apartment, located at 9 Cobtail Way, Lot 2-12-3, Zoned RA.**

This application was presented by Megan and Jason Oliviero, 9 Cobtail Way.

On a motion made by Priscilla Malcolm and seconded by Matthew Sullivan, the Planning Board voted to grant the conditional use permit for a detached accessory apartment, located at 9 Cobtail Way, in accordance with the application materials submitted by the applicant, last revised December 13, 2022, as the Planning Board finds that the applicant has shown substantial compliance with the criteria for granting the conditional use permit, in accordance with the following findings of fact:

- **The plans are found to be in compliance with the purpose and intent of Section 275-21(J) of the Zoning Ordinance;**
- **The Board also includes all facts found in the meeting minutes for this application and incorporates all meeting minutes into this decision.**

This approval is granted subject to the following conditions:

- 1. The applicant shall submit a building permit for review and approval by the Building Dept.**
- 2. The basement area cannot be converted to living space for the detached apartment.**

- 3. School and Recreation Impact fees, per Article 120 of the Land Development Control Regulations, must be paid prior to a Certificate of Occupancy for the detached accessory apartment.**

IV. Concept Proposals and Other Business: None

V. Approval of Minutes of Previous Meetings:

On a motion made by Phil Greazzo and seconded by Hal Newberry, the Planning Board voted to approve the minutes of the January 23, 2023 meeting, as presented. Matthew Nichols, Matthew Sullivan and Logan Johnson abstained.

VI. Communications to the Board: None

VII. Reports of Committees: *Discussion only.*

VIII. Adjournment:

The meeting was adjourned at 8:00 p.m.