



**Meeting  
Notes**

Attendees: Jon Levenstein, Chair  
Dave Danielson  
Bill Dermody  
Andre Garron  
Karen McGinley  
Jon Larivierre  
Barbara Salvatore  
Michelle Salvatore  
Doug Pearson  
Robert Jones  
Rick Sawyer, AICP – Planning  
Cynthia May - Planning  
Gordon Leedy, AICP – VHB  
Bob Ballou, AICP - VHB

Date/ Time: March 18, 2010  
6 PM

Project No.: 52023.00

Place: BCTV Meeting Room

Re: Master Plan Steering Committee

Notes taken by: Gordon Leedy, AICP

- 
- A. Chairman Levenstein opened the meeting at 6:00 PM.
  - B. Minutes of January 21, 2010. Approved.
  - C. Presentation made by Bob Ballou, AICP. The presentation discussed the Land Use Element and observations regarding community appearance and form.

The following questions/comments were discussed:

- A question was asked about changes in character related to traffic control improvements in the Route 101 corridor. It was explained that the concept of nod development would integrate concepts of access management – it will be recommended that nodes should be developed adjacent to existing intersections, not creating new, additional intersections.

- There was discussion regarding reducing the minimum parcel size for cluster developments or conservation subdivisions.
- Discussion of recognizing within the Plan that Bedford was one of the first communities in the country to adopt standards for “Traditional Neighborhood Development” (TND).
- A comment was made regarding addressing undergrounding of existing utilities (at present, town regulations require new development to install underground utilities).
- A comment was made that Transfer of Development Rights (TDR) may not be an appropriate strategy in Bedford, since there is not sufficient vacant land to transfer rights from.
- A comment was made that the Plan should recommend that Bedford should work with neighboring Communities to facilitate compatible development within the River Corridor.
- The concept of allowing residential uses in the Performance Zone as a part of a mixed use project was discussed. It was felt that stand-alone residential should not be allowed, but only as a part of a mixed use project.

D. Gordon Leedy, AICP discussed the proposed agenda and format for the public forum. The discussion included the following:

- The forum will take place on March 25, 2010 at BCTV from 7 – 9 PM.
- The focus will be a presentation of key findings and proposed recommendations thus far. After a presentation of the information, input from the public will be sought regarding issues that should be addressed and comments on the proposed recommendations.
- The format and content of the proposed slides were discussed. It was thought that the slides as presented in draft form were too dense with verbiage. It was suggested that more slides with fewer words and, more graphic information would be preferable.
- It was thought that the team should consider highlighting new or innovative recommendations, not as much focus on carry-over from previous plans. We should highlight what has changed and what should stay the same.

E. The next Steering Committee meeting was set for BCTV at 6:00 PM on April 15, 2010.

F. Meeting Adjourned at 8:15 PM.

Respectfully submitted by Gordon Leedy, AICP  
April 7, 2010

Next meeting scheduled for BCTV on April 15, 2010 at 6 PM.