



**Meeting  
Notes**

Attendees: Karen McGinley, Acting Chair  
Laura O'Donnell  
Barbara Salvatore  
Dave Danielson  
Andre Garron  
Doug Pearson  
Rick Sawyer, AICP – Planning  
Cynthia May – Planning  
Ralph Willmer, AICP – VHB

Date/ Time: May 21, 2009  
4 PM

Project No.: 52023.00

Place: BCTV Meeting Room

Re: Master Plan Steering Committee

Notes taken by: Ralph Willmer, AICP

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- A. Minutes from 4/23/09 meeting unanimously approved
  - B. UNH Survey Center Report – Tracy Fowler
    - 1. A presentation was made by Tracy Fowler from the UNH Survey Center that summarizes the results from the telephone survey conducted in April 2009. The survey results, UNH report, and the summary report presentation has been posted to the Master Plan website.
    - 2. Dave Danielson – The Committee should reconcile input from the survey as opposed to what the Committee might see as future land use conditions and policy.
    - 3. Barbara Salvatore – Is there a way to identify and correlate responses versus where they live (i.e. where do people see creating small community areas)?
    - 4. Tracy Fowler – there is no easy and meaningful way to do this.
    - 5. Andre Garron – There is a need to reconcile the difference between more economic development that generates higher salaries instead of workforce level salaries.
    - 6. Dave Danielson – When you combine the “very” and “somewhat” satisfied, the results are much more significant.
    - 7. Tracy Fowler – When there are four response choices, they highlight those that are “most satisfied” and “most dissatisfied” because they tend to be the most vocal.
    - 8. Barbara Salvatore – How does Bedford compare with other community survey results?
    - 9. Tracy Fowler – Bedford residents seem reasonably happy with the Town; also are willing to pay taxes for conservation land and infrastructure (not typical).

### C. Discussion of 5/9/09 public forum

1. Ralph Willmer briefly discussed the 5/9/09 public forum and some observations regarding the event. A summary report of the meeting will be posted on the website – the presentation is already uploaded.
2. Dave Danielson questioned “pressure to turn existing single family housing stock into duplex units” on the list of challenges. He did not want that to be interpreted to mean that single family housing units should be turned into duplexes, rather that such conversions are an issue in certain neighborhoods. The wording will be revised.
3. Karen McGinley and Barbara Salvatore – People had different interpretations of what Strengths, Challenges, Opportunities and Threats meant (i.e. “workforce”, “mixed-use”).
4. Barbara Salvatore suggested that this exercise may have worked better at the end of the forum.
5. Karen McGinley – Perhaps there was some confusion on the meaning of the green and red dots used to weigh priorities.
6. Laura O’Donnell pointed out that everyone in attendance participated.
7. Barbara Salvatore – The main theme that emerged was connections (physical connections such as transportation, and between various parts of the Town). This was cited as a quality of life issue.
8. Dave Danielson – 25 years ago, rural character was a big issue, plan needs to identify the big issue for the next 25 years.
9. Karen McGinley – That is why the plan is updated every ten years.
10. Andre Garron – Access to the Town Center was a high priority at the forum and also was ten years ago.
11. Dave Danielson – The challenge is to find creative solutions to meet these challenges.
12. Karen McGinley – The plan should consider adding mixed-use in large underutilized parking lots.
13. Dave Danielson – Should the Committee involve the School Board in this process to learn what they are thinking about for the long term?
14. Ralph Willmer suggested inviting key Town staff to talk to the Committee about issues important to the development of the plan.
15. Barbara Salvatore – Can comments from the survey be categorized?
16. Dave Danielson – We need to educate people about ideas as the plan unfolds and why they are being discussed.
17. Laura O’Donnell – The Committee should invite people to attend the Steering Committee meetings and allow them to react to issues being discussed.
18. Karen McGinley – That could be important for getting support for the Planning Board adoption of the plan and any future zoning changes that may be proposed.
19. Andre Garron – This plan will guide policy for all levels of government.

### D. Next Steps

The next meeting will focus on the draft of the Housing and Population chapter. It was agreed that VHB will provide some background material for the Committee to read to become more acquainted with the issues and that a draft of the chapter will be distributed to the Committee at least a week prior to the next meeting.

E. Meeting Adjourned at 5:45 PM.

Respectfully submitted by Ralph Willmer, AICP  
June 3, 2009

Next Meeting scheduled for BCTV on 6/18/09 at 7 PM.