



**Meeting
Notes**

Attendees: Jon Levenstein, Chair
Bob Young
Barbara Salvatore
Rita Carroll, Bedford Land Trust
Doug Pearson
Andre Garron
Greg May
Karen McGinley 7:10
Dave Danielson 7:45
Rick Sawyer, AICP – Planning
Mike Casino – RKG Assoc.
Ralph Willmer, AICP – VHB

Date/Time: June 18, 2009
7 PM

Project No.: 52023.00

Place: BCTV Meeting Room

Re: Master Plan Steering Committee

Notes taken by: Ralph Willmer, AICP
Rick Sawyer, AICP

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- A. Minutes from 5/21/09 meeting unanimously approved (motion by Andre Garron, second by Doug Pearson)
- B. Presentation by Mike Casino of the Population and Housing element. He noted that the projections should be revisited in the future as many of them were made prior to the economic downturn. The presentation included:
- Historical population
 - Population forecasts
 - Age of population
 - Households and income
 - Housing construction trends
 - Housing costs
 - Housing affordability
 - Recommended actions

The presentation and draft of the element are posted on the master plan website.

1. Doug Pearson asked if any comparisons had been made to the national growth rates.

2. Bob Young stated that growth is really tied to opportunities and questioned if the projections took into consideration any of the opportunities here and asked what RKG saw as our opportunities.
3. Mike Casino stated that the State projections includes the opportunities and that the SNHPC numbers do not.
4. Jon Levenstein noted that there is not much land left for our growth to occur.
5. Karen McGinley noted that we should be considering mixed use overlays to allow for housing and population growth.
6. Consensus was reached that the 20-34 projection seemed to be an anomaly and that the report should reflect the committee's concern for its validity.
7. Doug wanted to make sure the school age population numbers were confirmed with the SAU.
8. Barbara Salvatore – will I-93, rail station, and airport roadway increase population? Response – depends upon when the projects will be completed. I-93 improvements are more likely to be important, but the timing is uncertain and can change the projections.
9. Andre Garron – zoning and workforce housing may have more of an impact. Projections are not an exact science.
10. Bob Young – He would like a summary of how workforce housing could impact the population projections (in the summary of key findings). Response – they are hard to project.
11. Andre Garron – That may be a factor that can be considered as part of the 3rd build-out scenario the Town chooses to study.
12. Karen McGinley – The lower number of rental units vs. rest of the county indicates the lack of housing choices for young adults.
13. Dave Danielson – noticed a higher spike in 2004 home prices. Response – there are a variety of factors including high land prices, hot market, and construction costs.
14. Jon Levenstein – why are the rental costs so high in Bedford? Response – desirability and low availability.
15. Karen McGinley – rental stock in Bedford is relatively new compared to other locations.
16. Dave Danielson – need to consider ex-migration of 20 – 40 year olds.
17. Karen McGinley and Barbara Salvatore – senior and inter-generational housing, livable, healthier community for all ages. They want to live in denser areas where there is proximity to goods and services.
18. A discussion ensued about workforce housing (explained by Rick Sawyer), the impact on housing and housing types on the tax rate, and mixed-use development. Zoning changes may be needed to encourage mixed-use development. New housing generates new school children that varies with housing type, but commercial development does not. The Town should look at transit-oriented development and traditional neighborhood development.

19. Doug Pearson – how much redevelopment opportunities exist along Rt. 3? Rick Sawyer explained that the amount has not been quantified yet, but the plan will look into that in more detail. In the PZ, the Planning Board has the ability to approve projects like mixed-use without a variance, but would not likely approve housing alone.
20. Barbara Salvatore – first recommendation should be to provide housing opportunities for all ages.
21. Dave Danielson – how does the Town attract 25 – 40 year olds?
22. Andre Garron – that is really a regional issue. The Town needs to provide reasons for people to stay in Bedford (cultural, recreational, etc.).
23. Barbara Salvatore – need community infrastructure to help seniors stay in their home.
24. Dave Danielson – transit important to help move people around.
25. Barbara Salvatore – non-transit options and models available; look toward regionalized options.
26. Rick Sawyer – regional options should be an underlying theme for other issues as well. The element needs more discussion of protection, sustainability and livability of neighborhoods (could be part of the goal statements).
27. Dave Danielson – green standards needs to be woven through the plan.

C. Next Steps

Ralph Willmer addressed several overarching comments about this chapter and the plan in general.

- Issues of sustainability will be considered throughout the plan and in a separate chapter.
- As the Committee reviews the plan, it should keep in mind how the elements relate to one another.
- Similarly, the recommendations may be adjusted as the planning process proceeds since the findings of one element may affect another.
- This element will be posted on the website (and substituted with an edited one) along with the RKG presentation.

D. Meeting Adjourned at 9:05 PM.

Respectfully submitted by Ralph Willmer, AICP
July 8, 2009

Next meeting scheduled for BCTV on July 16, 2009 at 5 PM.