



**Meeting
Notes**

Attendees: Karen McGinley, Chair
Barbara Salvatore
Jon Lariviere
Rita Carroll, Bedford Land Trust
Doug Pearson
Andre Garron
Dave Danielson
Cynthia May, AICP – Planning
Mike Casino – RKG Assoc.
Gordon Leedy, AICP – VHB

Date/Time: July 16, 2009
5 PM

Project No.: 52023.00

Place: BCTV Meeting Room

Re: Master Plan Steering Committee

Notes taken by: Gordon Leedy, AICP

A. Presentation by Mike Casino of the Economic Development element. The presentation included:

- Summary of findings
- Employment trends
- Employment projections
- Labor force and wage trends
- Non-residential development trends
- Tax base and fiscal trends
- Strategic Opportunities
- Recommended actions

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

1. Barbara Salvatore asked what the impact of telecommuting may be on development pattern. Discussion of how to capture this data.
2. Jon Lariviere asked if past trends are indicative of future demand. Need to focus on specific opportunities rather than market sectors. Market economic development to opportunities that are consistent with zoning provisions, facilitating appropriate development.

3. The Economic Development Commission reviewed the draft and is in general agreement with the recommendations.
4. Jon Lariviere indicated that signage regulation is a "big issue." Need to review the regulations generally for a "pro-business" attitude. Need to make signage regulations, in particular, more consistent from district to district.
5. Dave Danielson indicated a need to consider town-wide transit in Paragraph 4 of "Recommended Actions."
6. Jon Lariviere indicated the need to look at the potential for increasing the depth of Commercial District zoning on Route 101 to facilitate site plans that create access management options. The Committee discussed pros/cons of expanding the commercial zoning along Route 101. Consensus appeared to be that there were limited opportunities for this to occur.
7. General discussion of Transit Oriented Development (TOD) opportunities. Need to examine regulations and allowable densities in light of the rail project, and the airport access road. Need to coordinate plans in the southerly portion of the PZ District with the Town of Merrimack.
8. Need to coordinate with the Town of Londonderry regarding development opportunities related to the airport, and potential market effects in Bedford related to development plans in Londonderry.
9. Paragraph 3)d. in the "Recommended Actions" section should be separated into two separate sections, with one section addressing workforce/elderly housing, and another focused on TOD opportunities.

B. Next Steps

Gordon Leedy addressed several overarching comments about this chapter and the plan in general.

- 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.

C. Minutes from 6/18/09 meeting unanimously approved.

D. Meeting Adjourned at 7:05 PM.

Respectfully submitted by Gordon Leedy, AICP
July 8, 2009

Next meeting scheduled for BCTV on September 3, 2009 at 5 PM.