

TOWN OF BEDFORD
April 29, 2019
PLANNING BOARD
SITE WALK MINUTES

A site walk of the Bedford Planning Board was held on Monday, April 29, 2019 at Chestnut Drive, Bedford, NH to view the site of a proposed 93-unit workforce housing development. Present were: Harold Newberry, Rick Sawyer (Town Manager), Jeff Foote (Public Works Director), Randy Hawkins, Mac McMahon, Charlie Fairman (Alternate), Priscilla Malcolm (Alternate), Matt Sullivan (Alternate), Becky Hebert (Planning Director), and Mark Connors (Assistant Planning Director). Also participating in the site walk were the applicant's representative Robert Duval, of TFMoran, Nick Digeronino, Dick Anagnost, and Bill Greiner.

Planning Director Hebert started the site walk at 5:31 p.m. Ms. Hebert noted that there were a few ground rules for the site walk. The site walk was being conducted purely for informational purposes in preparation of the anticipated site plan application for the property. Site walk participants should withhold their comments until the public hearing and avoid side conversations. The site walk was being conducted at the invitation of the property owners, the terrain of the property is natural and can be rough, and participants would walk the site at their own risks. She noted that the applicant's representative, Robert Duval of TFMoran, would help lead the site walk.

Mr. Duval pointed to the center line of the proposed driveway curb cut for the development on Chestnut Drive. He noted that they were working hard to make driveway curb cut comply with the Town's sight distance requirements, but that they may need to request a waiver due to the curve of the road. He pointed out where sidewalks would be installed along Chestnut Drive. He indicated that brush would need to be cleared to meet sight distance and noted that the road had minimal vehicular traffic. Mr. Duval noted that the school bus stop for the apartments would be located further up Chestnut Drive near the emergency access driveway for Bedford High School where there is less traffic.

The group walked into the property in the area that was planned for the access driveway to the apartments. Mr. Duval pointed out the building footprints of the three proposed apartment buildings, which were marked with orange stakes. Mr. Duval noted that the positioning of the building might change slightly in the revised site plans. Ms. Hebert inquired about what existing vegetation on the site would be maintained and Mr. Duval pointed out those areas. Ms. Hebert asked which portions of the existing stonewalls on the property could be preserved and Mr. Duval said he would look into it.

Mr. Duval pointed out the delineated wetland areas. He noted concerns in public hearings regarding the accuracy of the wetland delineation and reiterated his judgment that the delineation is accurate. Mr. Duval noted that access to the Dumas property would be preserved. The group walked along the wetlands to the location of the third apartment building. Mr. Sawyer inquired

about the boundaries of the property and Mr. Duval pointed them out. Mr. Foote noted that the footprint for Building #3 appeared very close to the embankment for Riddle Brook. Mr. Duval said they were working with the Fire Department to improve fire equipment access to the building.

The group returned to Chestnut Drive and walked along the lower portions of Chestnut Drive near NH Route 101. He noted off-site improvements that would be made to Chestnut Drive to widen the road to install turn-lanes. There was some discussion of the width of the right-of-way in this area.

Mr. Foote noted that Chestnut Drive already had a fair amount of pedestrian traffic and asked if a mid-block crosswalk would be appropriate? Mr. Duval said they would look into that.

The site walk concluded at 6:41 pm.

Respectfully submitted by
Mark Connors