

**TOWN OF BEDFORD
PLANNING BOARD SITE WALK
August 24, 2016
MINUTES**

A meeting of the Bedford Planning Board was held on Wednesday, August 24, 2016 at the site of the proposed Stowell Road nine-lot subdivision in Bedford, NH to view the siting of the proposed subdivision and its access road and its location in relation to abutters and Route 101. Present were: Karen McGinley (acting chairperson), Christopher Bandazian, Philip Cote, Rene Pinince (Alternate), Rick Sawyer (Town Manager), Rebecca Hebert (Planning Director) and Mark Connors (Assistant Planning Director)

Representatives were also present from Keach Nordstrom Associates, Inc., development team Hampshire Ventures LLC, as well as abutters of the site.

Planning Director Hebert called the meeting to order at 5:31 p.m and distributed several copies of the subdivision plans. Ms. Hebert explained that the discussion needed to include only questions and answers and no debate or acceptance of public comments.

Jason Lopez, of Keach Nordstrom Associates Inc., showed the approximate location of the centerline of the access road and where it would intersect Stowell Road. Mr. Lopez noted that the road's placement was selected to minimize disruptions to the nearest abutter, the residence of Mark and Kathryn Nadeau, located at 11 Stowell Road. Mr. Lopez noted that Public Works Director Jim Stanford had indicated concern related to the access road's close proximity to NH Route 101 on Stowell Road and the limited stopping distances associated with such a placement. Mr. Lopez noted that the access road could be moved approximately 40 feet to the south, but that placement would place the road much closer to the Nadeaus' residence. Mr. and Ms. Nadeau were present at the site walk and indicated at that time that they would have concerns with the road sited closer to their residence.

The group walked the proposed centerline of the access road via a pathway located alongside Route 101. The point at which the access road comes nearest Route 101 was a significant point of discussion. Mr. Lopez noted that the access road would be significantly elevated from Route 101. Several participants noted that the distance was minimal and may require additional screening.

Mr. Lopez noted the location of test pits for septic locations as well as several of the proposed residential lot locations. He also noted the distance of abutting wells to the development. The Nadeaus indicated that they were planning to add an addition to their home and noted concern related to the subdivision's proximity to their rear lot line. They requested that as much foliage be preserved so as to provide adequate screening. There was some discussion regarding the site's topography, existing foliage and trip generation.

The group continued to walk the proposed access road's centerline a distance of approximately 1200 feet before returning to Stowell Road. Ms. Hebert noted that the scheduling of the next Planning Board meeting regarding the subdivision was conditional on the applicant's ability to contract with a licensed hydrologist and may be postponed to the October 10 meeting.

Meeting adjourned at 6:42 p.m.

Respectfully submitted by
Mark Connors