

TOWN OF BEDFORD
March 22, 2023
PLANNING BOARD
SITE WALK MINUTES

A site walk of the Bedford Planning Board was held on Wednesday, March 22, 2023 at UpJohn Street, Bedford, NH to view the site of a conceptual 5-story, 65-unit multi-family independent senior living residence (55+) located at 125 South River Road, Lot 12-33. Present were: Harold Newberry, Priscilla Malcolm, Chris Bandazian (Town Council Alternate), Chris Swiniarski (Alternate), John Nelson (Alternate), Logan Johnson (Alternate), Becky Hebert (Planning Director), and Jillian Harris (Assistant Planning Director). Also participating in the site walk were the applicant, Eldon Munson, the applicant's representative Tom Burns, of TFMoran, Tom Sullivan, Ken Beeres, and Paul Harrington of Sullivan Construction, Shannon Earley and Claire Collins of The Chandler / Princeton Properties; and Mark S. (Public).

Planning Director Hebert started the site walk at 5:00 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, Tom Burns of TFMoran, would help lead the site walk.

Mr. Burns gave an overview of the Market and Main development, including what has already been constructed and the timeline for construction of the remaining buildings. Mr. Burns continued with a detailed outline of the proposed 5-story, 65-unit senior living apartment building and gave specifics on location, size, drive aisles, parking and relationship to the previously proposed hotel for the site. Mr. Munson outlined proposed elevations and perspectives in relation to where the attendees were standing.

The group walked into the property in the area that was planned for the access driveway to the apartments. Mr. Burns answered questions about layout and site details, such as parking, dumpsters, finished grade and snow removal. Mr. Munson answered questions about architecture, including the proposed rooftop deck. He described a proposed sound baffle along the rail on the roof to mitigate outdoor noise from the highway.

The group ended the walk at the edge of the proposed apartment site where the abutting parking lot would begin. Mr. Burns noted that the parking within the development was shared between all tenants and the proposed senior living apartments would also have access to the abutting parking lot. Mr. Burns answered a question on the proposed barn structure and how it would be used. He noted it would be a shared amenity between all tenants in the development and would also allow for signage facing the highway.

Mr. Sullivan offered to bring the group on a tour of the rest of the Market and Main development under construction after the conclusion of the site walk. The site walk concluded at 5:30 pm.

Respectfully submitted by
Jillian Harris