

TOWN OF BEDFORD
October 11, 2021
PLANNING BOARD
Action Sheet

The following is a summary of the Planning Board actions and is not inclusive of all discussion. The official minutes shall be posted as soon as they are available on the Town of Bedford website.

BCTV Meeting Room – 7 P.M. - 10 Meetinghouse Road

Members present: Bill Duschatko (Vice Chairman / Town Council), Priscilla Malcolm (Secretary), Hal Newberry, Charlie Fairman, Matt Nichols (Alternate), John Quintal (Alternate)

Members Absent: Mac McMahan (Chair), Steve Clough, Matt Sullivan, John Nelson (Alternate), Kelleigh Murphy (Town Council Alternate)

Staff present: Becky Hebert (Planning Director), and Jillian Harris (Assistant Planning Director)

I. Call to Order and Roll Call:

Vice Chair Duschatko called the meeting to order at 7:00 p.m. Town Council Alternate, Kelleigh Murphy, Mac McMahan, Steve Clough, Matt Sullivan and John Nelson were absent.

II. Old Business & Continued Hearings: None

III. New Business:

1. **Naser Realty Bedford NH, LLC (Applicant & Owner) - Request for Site Plan Approval for a change of use to convert 4,960 SF of second floor commercial space to a 4-unit workforce housing multi-family residential use, located at 4 Ridgewood Road, Lot 12-05 Zoned PZ.**

Applicant was represented by: George Chadwick, Bedford Design Consultants and Jason LaCombe, SMP Architecture

No Public comment was received.

On a motion made by Charlie Fairman and seconded by Hal Newberry, the Planning Board voted unanimously to grant a waiver from Section 275 – Table 2 of the Zoning Ordinance, to allow a multi-family workforce housing use on a parcel with frontage on South River Road / U.S. Route 3.

On a motion made by Priscilla Malcolm and seconded by Hal Newberry, the Planning Board voted unanimously to grant final approval of the site plan to

convert 4,960 SF of second floor commercial space to a 4-unit workforce housing multi-family residential use, in accordance with the site plan by Bedford Design Consultants, last revised September 15, 2021, with the following conditions to be fulfilled within one year and prior to plan signature, and the remaining conditions of approval to be fulfilled as noted:

1. The Director of Public Works and the Planning Director shall determine that the applicant has addressed all remaining technical review comments to the Town's satisfaction.
 2. In the event that the Planning Board approves the waiver, the plan shall be updated to list the waiver granted as approved.
 3. The applicant shall provide a deed restriction, easement or other suitable legal documents to restrict 25 percent of the elderly housing ownership units to affordable units to demonstrate compliance with the affordability requirements of Article 275-21B(2) for a minimum period of 30 years. All documents shall be reviewed and approved by the Town's legal counsel.
 4. The applicant shall establish a procedure acceptable to the Planning Department for reporting that the workforce housing unit is meeting all necessary requirements.
 5. Prior to building permit issuance, the applicant shall submit a letter from Manchester Water Works stating that they will be able to serve this project.
 6. Prior to building permit issuance, building plans shall be reviewed and approved for fire separation, alarm system and emergency lighting/signage requirements from the Fire Department.
 7. Prior to the issuance of a Certificate of Occupancy, the sewer accessibility fee shall be paid, as applicable.
 8. Prior to the issuance of a Certificate of Occupancy for the residential units, all site improvements depicted on the plan shall be completed.
 9. Prior to the issuance of a Certificate of Occupancy for the residential units, the school and recreation impact fees shall be paid.
 10. The plans shall be updated to increase the size of the covered parking structure to accommodate increased width for the parking spaces and the structure shall be screened on both ends with vertical slats and/or landscaping.
- 2. Eastern Industrial Automation (Applicant) & 10 Iron Horse Drive, LLC (Owner) – Request for approval of a sign waiver for building signage larger than 32 square feet, awning signage and a second freestanding directional sign, located at 10 Iron Horse Drive, Lot 35-13, Zoned PZ.**

Applicants were represented by:

Christopher Drescher, Esq., Cronin, Bisson and Zalinsky, P.C.

And Andrew Prolman, Prunier and Prolman, P.A.

No Public comment was received.

On a motion made by Priscilla Malcolm and seconded by Charlie Fairman, the Planning Board voted to approve the waiver from Section 275-68 of the Zoning Ordinance, to allow awning signage up to 32 square feet each for three tenants as proposed, for Lot 35-13, Zoned PZ, in accordance with the application materials submitted by the applicant and owner, Amber Bedford Associates, last revised October 1, 2021, as the Planning Board finds that the applicant has shown substantial compliance with the purpose statements of the Performance Zone, subject to the following conditions:

- 1. Prior to the issuance of a sign permit, a certificate of occupancy for the building shall be issued by the Building Inspector.**

On a motion made by Hal Newberry and seconded by Priscilla Malcolm, the Planning Board voted unanimously to approve the waiver from the Table of Performance Zone Sign Standards, Table 6 of the Zoning Ordinance, to allow building signage of 75.6 square feet for one tenant, Lot 35-13, Zoned PZ, in accordance with the application materials submitted by the applicant, Eastern Industrial Automation, last revised June 29, 2021, as the Planning Board finds that the applicant has shown substantial compliance with the purpose statements of the Performance Zone, subject to the following conditions:

- 1. Prior to the issuance of a sign permit, a certificate of occupancy for the building shall be issued by the Building Inspector.**
- 2. Up to 32 square feet of building signage is permitted for all other tenants.**
- 3. The applicant may seek directional signage for the customer entrance and loading dock within the site, as approved by the Planning Staff and shall seek Planning Board approval should agreement on design not be reached.**

On a motion made by Charlie Fairman and seconded by Hal Newberry, the Planning Board voted unanimously to deny the use of decal signage covering the customer service garage door, because the request does not meet the spirit and intent of the Zoning Ordinance and no compelling hardship or substantial compliance with the purpose statement of the Performance Zone has been shown.

On a motion made by Hal Newberry and seconded by Priscilla Malcolm, the Planning Board voted to approve the waiver from the Table of Performance Zone Sign Standards and Section 275-73, Subsection C of the Zoning Ordinance, to allow a second freestanding directional sign on the same parcel, less than 10-feet from the

right-of-way boundary, for Lot 35-13, Zoned PZ, in accordance with the application materials submitted by the applicant and owner, Amber Bedford Associates, last revised October 1, 2021, as the Planning Board finds that the applicant has shown substantial compliance with the purpose statements of the Performance Zone, subject to the following conditions:

1. The second freestanding sign shall conform to the Town's opacity regulations for internally illuminated signage as noted in Section 275-73(L) of the Zoning Ordinance.
2. Prior to the issuance of a sign permit, a certificate of occupancy for the building shall be issued by the Building Inspector.

IV. Concept Proposals and Other Business:

1. Development Update - *Discussion only.*

V. Approval of Minutes of Previous Meetings:

On a motion made by Hal Newberry and seconded by Priscilla Malcolm, The Board voted to approve the minutes of the September 13, 2021 Planning Board meeting, with no changes.

VI. Communications to the Board: *Discussion only.*

VII. Reports of Committees: None.

VIII. Adjournment:

The meeting was adjourned at 8:28 p.m.