

AGENDA

Steve Hagan, Chair
Chris Gittins, Clerk
Todd Crowley, John McClain, Dawn LaFrance-Linden
Tony Fields, Planning Director
Catherine Perry, Assistant Planner

10 Mudge Way
Bedford, MA
Tel: 781 275-1548

BEDFORD PLANNING BOARD **Tuesday, January 20, 2026** **Zoom Remote Meeting Agenda** **Bedford, MA**

Pursuant to legislation (H62, Chapter 2 of the Acts of 2025) extending the suspension of certain provisions of the Open Meeting Law, G.L. c. 30A, §20, this meeting of the Bedford Planning Board will be conducted via remote participation to the greatest extent possible. No in-person attendance of members of the public will be permitted, but every effort will be made to ensure that the public can adequately access the proceedings in real time, via technological means. In the event that we are unable to do so, despite best efforts, we will post on the Town's website an audio or video recording, transcript, or other comprehensive record of proceedings as soon as possible after the meeting.

The Bedford Planning Board will hold a meeting on **Tuesday, January 20, 2026** virtually via the Zoom platform. The meeting will begin at **7:00 pm**.

<https://us02web.zoom.us/j/83549775715?pwd=Q66EEKhLaiyVsz2LDJJjimpEcVn2fa.1>

Password: 293336

Or Participants can dial 312-626-6799 or 301-715-8592 to join the meeting. When prompted, enter webinar ID# 835 4977 5715 and password 293336 and follow the instructions to join the meeting. Press *9 to raise your hand to speak during the meeting.

7:00 PM

Request for Endorsement of a Plan Believed Not to Require Approval (ANR) – 18-20 Cutler Street (divide existing parcel with two dwellings into 2 lots)

Discussion on MGL c.40Y “Starter Home Districts” and potential Zoning Bylaw and Map amendments for submission to Annual Town Meeting for 49 Elm Street

Potential Home Rule Petition to establish a real estate transfer fee to fund affordable housing

Other Business:

Comprehensive Plan Progress Update
Planning Board Liaison to Boards and Committee Reports
Staff Updates
Minutes

8:30 PM **ADJOURNMENT**

Next Planning Board Meeting January 27, 2026

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TOWN CLERK
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