

**ZONING BOARD OF APPEALS
MINUTES OF MEETING
JANUARY 12, 2023**

Town of Bedford
Remote Participation Conference Call

PRESENT: Robert Kalantari, Chair; Angelo Colasante, Vice Chair; Lucille Wilson, Acting Clerk; Jeffrey Dearing; Tom Flannery; Kay Hamilton; Karl Winkler

ABSENT: John Hadden, Clerk

FACILITATOR: Christopher Laskey, Code Enforcement Director

Mr. Laskey introduced himself as facilitator of the Zoom virtual meeting.

Mr. Kalantari introduced himself and read the Governor's Order regarding virtual hearings. The Zoning Board of Appeals (ZBA) members introduced themselves.

PRESENTATION: Ms. Wilson read the notice of the hearing.

PETITION #004-23 – CONTINUATION – Pamela Brown, Esq., for 330 South Road Realty Trust, for The Village at Meriam Farm, seeks a Comprehensive Permit for 330 South Road to allow 20 housing units in partnership with the Town of Bedford in accordance with the Local Initiative Program (LIP) of M.G.L. c. 40B and the Comprehensive Permit Rules of the Zoning Board of Appeals of the Town of Bedford.

Ms. Brown greeted the Board and stated that she had written a draft decision for the Comprehensive Permit for this project at 330 South Road, and hoped the Board could go through it tonight after it closed the public hearing.

Mr. Kalantari asked whether there were any final comments from the public.

An email from Gary Lesanto, dated December 12, 202, was read into the record. In the email, Mr. Lesanto reiterated his concerns about parking and noted that he still hoped the Board would required the five "land banked" parking spaces shown on the site plan to be paved. There was extensive discussion about these spaces and about the parking in general, and it was ultimately decided that this would be addressed in the decision with the following language:

The Plans include a reserve parking area at the front of the site in front of the house (Building C) that includes 5 parking spaces. These spaces need not be constructed at this time; however, in the event there are recurring incidents (reported by tenants and/or neighborhood residents) of Village at Merriam Farm residents or their visitors parking outside of designated parking areas or

on area streets, the Code Enforcement Officer shall direct the present owner to construct said spaces.

There was final dialogue about drainage and water on the property, with Ms. Brown commenting that the stormwater permit had been filed with the State. Final site plan issues were also discussed, and it was noted that all of the comments from the Department of Public Works (DPW) and other Town departments had been addressed.

With no more comments or questions from those in attendance, Mr. Kalantari closed the public portion of the hearing.

DELIBERATIONS:

It was agreed that this was a viable project for Bedford and that the Board was prepared to issue the Comprehensive Permit for it. The ZBA members worked through the draft decision with Ms. Brown, honing the wording and ensuring the content reflected their intentions for the project.

There was discussion about the waiving of water and sewer fees and whether the waiving of fees should be for all of the units, none of the units, or solely the affordable ones. It was determined that Mr. Laskey would compile some of the fee waivers from past Comprehensive Permit decisions so the Board could reference what kind of waivers it had given in the past.

Mr. Laskey said he would also like to have Town Counsel review the decision to ensure that all of the legal wording is correct. Ms. Brown and the Board agreed that this would be a wise idea.

Mr. Kalantari called for a motion to continue the hearing, with the understanding the decision would likely be voted on at the next meeting.

MOTION:

Ms. Wilson moved to continue Pamela Brown, Esq., for 330 South Road Realty Trust, for The Village at Meriam Farm, seeking a Comprehensive Permit for 330 South Road to allow 20 housing units in partnership with the Town of Bedford in accordance with the Local Initiative Program (LIP) of M.G.L. c. 40B and the Comprehensive Permit Rules of the Zoning Board of Appeals of the Town of Bedford to January 26, 2023 at 7:00 PM.

Mr. Flannery seconded the motion.

Roll call vote:

Kalantari: Aye

Colasante: Aye

Wilson: Aye

Dearing: Aye
Flannery: Aye

The motion carried unanimously, 5-0-0.

BUSINESS MEETING:

Remote vs. In-Person Meetings

The Board members all unanimously decided that they would like to return to in-person meetings. Mr. Kalantari said a formal vote should be made, and he called for a motion.

MOTION:

Ms. Wilson moved that the Board move back to in-person meetings as of February 9, 2023.

Mr. Dearing seconded the motion.

Roll call vote:

Kalantari: Aye
Colasante: Aye
Wilson: Aye
Dearing: Aye
Flannery: Aye
Hamilton: Aye

The motion carried unanimously, 6-0-0.

Adjournment

Mr. Kalantari called for a motion to adjourn the meeting.

MOTION:

Ms. Wilson moved to adjourn the meeting.

Mr. Dearing seconded the motion.

Roll call vote:

Kalantari: Aye
Colasante: Aye
Wilson: Aye
Dearing: Aye

