

**Regular Session Minutes – Bedford, MA Select Board Meeting  
Hybrid Participation Meeting (Multipurpose Room, Town Hall and Zoom)  
May 22, 2023**

**PRESENT:** Chair Bopha Malone, Clerk Shawn Hanegan, Emily Mitchell, Margot Fleischman, Paul Mortenson

**ALSO PRESENT:** David Manugian (DPW); Amy Fidalgo, Charlie Ticotsky, Colleen Doyle, Kerri Rufo (Town Manager’s Office); Susan Schwartz, Board of Health; Sue Swanson; Cheryl Milroy, 300<sup>th</sup> Anniversary Committee; Molly Haskell, BARC; Anne Caron; Ava Sorenson; W.T. Barnett; Jeff Pah; Jeff Barnett; Sergey Gorkavy; Mike Rosenberg, *The Bedford Citizen*; Michelle Puntillo, Cultural Council; Robin Steele, Recreation Commission; Bridget Clayton; Ken Clayton; Karen Willson; Art Smith; Jane Mosier; Scott Litchfield; Lisa Litchfield; Helen Litchfield; Anne Bickford; Renu Bostwick; Rebecca Pomerantz; Lora Goldenberg; Jacinda Barbehenn, Planning Board; Christine Rabinowitz; Ben Thomas, Finance Committee; Paul Wittman; Jeremy Baldwin; Walter St. Onge; John Linz; Erin Sandler-Rathe; Brian DeVellis; Bob Dutton; Alan Oslan; Dan Leahy, IT Department.

Chair Bopha Malone called the meeting to order at 6:00 pm.

Bopha Malone and Paul Mortenson recused themselves for public comments about the Carlisle Road proposed LIP.

**23-77 Public Comment**

**Molly Haskell:** Representing BARC. In regards to the Carlisle Rd project, BARC urges that stands of trees be set aside for preservation and that this be part of the design process. Trees greater than 15 inches should be noted on site plans.

**William Barnett:** He opposes the apartment buildings that are included in this project. He stated that traffic is an issue. He stated that according to the Bedford Housing Study of 2019, Bedford is 2<sup>nd</sup> only to Burlington in Affordable Housing in the region, and to put in two four-story buildings in this site is unnecessary and a potential disaster.

**Karen Willson:** She spoke as a member of Bedford Mothers Out Front in support of the Carlisle Road project. She said that the region has a dire shortage of affordable housing. Many people who cannot afford to live near their jobs are forced to rent or buy homes in distant suburbs, and we need more dense and affordable housing. We should not assume the worst-case scenario regarding traffic.

**Anne Bickford:** She wanted to know who Mr. DeVellis has meet with. She is concerned about the traffic. Per her calculations on the counts from October 2021, there will be a 42% increase of traffic.

**Jacinda Barbehenn:** She reminded the Select Board that the Planning Board endorsed the concept. She is on the Bedford Housing Partnership and they have voted twice to endorse this project. She argued that the Town needs to accommodate different lifestyles moving forward, and urged the Board not to let a sub-optimal process get in the way of a good project.

**Christina Wilgren:** She said that Bedford is above the 10% minimum of affordable housing but that number was decided back in the 1960s. She stated that housing crisis across the US and in Massachusetts is severe, and there are not going to be a lot of opportunities like this size property again that would enable as large of a project as this.

**Sergey Gorkavy:** He is concerned about the impact on schools and more traffic. He said that the owner of the project could not provide him with answers for the questions that he asked.

**Jeffrey Porter:** He said he lives directly across from the project and has great concerns about the cars that are on the property. He is hoping that the town will look into the environmental damage from the past, the present, and the future. He is requesting an environmental study.

Bopha Malone and Paul Mortenson returned to the meeting.

### **23-78 Dept of Public Works Contracts**

David Manugian of DPW said they are looking to purchase two trucks, an F550 Dump truck for DPW and an electric van for the Facilities Department. This will be the 3<sup>rd</sup> electric vehicle coming into the fleet for the Town of Bedford.

Emily Mitchell asked about the funds allocated and if the levels need to be adjusted moving forward given increasing costs. Mr. Manugian said he is working closely with the Town Manager's office on this issue and the differences will be accounted for in the next capital budget.

**Emily Mitchell moved that the Select Board approve the purchase of two (2) 19,000 GVWR Dump Trucks with Plow from Gervais Ford, 5 Littleton Road, Ayer, MA 01432 at the net bid price of \$131,323.00, with an estimated delivery date of December 2023; and also approve the purchase of (1) Electric Service Van from Gervais Ford, 5 Littleton Road, Ayer, MA 01432 at the net bid price of \$60,665.00, with delivery and invoice after July 1, 2023. Mr. Hanegan seconded. The motion passed 5-0-0.**

*Materials-Motion to approve FY24 vehicles*

### **23-79 Town Manager Search Screening Committee**

Chair Bopha Malone explained the process. They started with 15 applications and narrowed it down to seven applicants to be interviewed. Each applicant was asked to introduce themselves and give a brief background about themselves.

**Sue Swanson:** She has been a resident of Bedford for eight years and has developed a really strong affection for this community. Feels that the new Town Manager will need to be a real "struggler," dealing with issues and problems. It is important for a Town Manager to hear from all the stakeholders and residents of the town.

**Lora Goldenberg:** She is very interested in finding a new Town Manager who respects and honors all the boards and committees while running a good staff; she noted that it is a tough balancing act.

**John Linz:** He said that he has a strong interest in town government, and has been through this process a couple of times. He was on the selection committee for the Town Manager in the 1980s, and is interested in finding a wide range of people with differing capabilities.

**Walter St. Onge:** He moved to Bedford in 1987, joined the Finance Committee and also served on the Select Board for one term. He described the number of issues that he feels the Town is facing over the next five to ten years that the next Town Manager will need to address. He prioritizes someone with negotiating skills, economic development skills, and skills to manage entities like Massport, Hanscom, and the VA Hospital.

**Cheryl Milroy:** She emphasized that she is a Human Resources manager and that her experience strongly aligns with the committee. She recruits for positions at all levels. She has lived in Bedford for over 50 years and her father worked for the Town of Bedford. She feels that the town should grow but keep that “small-town” feel.

**Anne Caron:** She has lived in Bedford for 12 years with a family of five. She feels that she brings a different perspective than the other candidates. She has two young adults at home, so the cost of housing is a constant discussion. Housing is something that the next Town Manager has to take on. She is also a teacher. Talking with diverse groups will be an important role for the new Town Manager. She has heard from many young families that live in town who do not know how the Town runs. She hopes the next Town Manager will have an open door and help bring in additional residents to Town government. She also mentioned that she is active with the Parents Diversity Council and Bedford Embraces Diversity.

**Erin Sandler-Rathe:** She has lived in Bedford for nine years and has children in the schools, and serves on the Cultural Council. She feels that over the last five years under the previous Town Manager’s leadership the town saw some real growth. She wants the next Town Manager to be a leader and be interested in community engagement and communication as well as fiscal responsibility.

The candidates commented on additional questions posed by Select Board Members:

Mr. Hanegan asked them if they could tell which groups they represent and bring to the table.

Ms. Mitchell was curious about their thoughts on the balance of professional staff and community volunteers.

Mr. Hanegan asked if they could explain their vision to get community input.

**Emily Mitchell moved to appoint Erin Sandler-Rathe to the Town Manager Search Screening Committee. Mr. Hanegan seconded. The motion passed 5-0-0.**

**Ms. Mitchell moved to appoint Cheryl Milroy, Lora Goldenberg, and Anne Caron to the Town Manager Search Screening Committee. Mr. Hanegan seconded. The motion passed 5-0-0.**

Ms. Mitchell raised the concern of a potential conflict of interest with Walter St. Onge’s job. Ms. Malone shared that she had had that concern as well and asked the search consultant and was informed that he could be appointed.

**Mr. Mortenson moved to appoint Walter St. Onge to the Town Manager Screening Committee. Mr. Hanegan seconded. The motion passed 4-1-0.**

*Materials - Committee Interview Memo for 5.22.23*

**23-80 PEG Access Agreement**

Ms. Mitchell introduced the proposed grant agreement between the Town of Bedford and BCAT, d/b/a Bedford TV, which will run for three years. A working group will be formed to discuss the future of PEG Access funding, as the cable television business model continues to evolve.

**Ms. Mitchell moved to approve and accept the grant agreement between the Town of Bedford and Bedford Community Access Television in Bedford, MA dated April 23, 2023, for a period of July 1, 2023, through June 30, 2026. Mr. Hanegan seconded. The motion passed 5-0-0.**

*Materials – PEG Access Agreement – July 1, 2023 – June 30, 2026 - FINAL*

**23-82 Consent Agenda—This item was taken out of order.**

1. Temporary Sign Applications-Bedford Cultural District and Health Department
2. One-Day Liquor Licenses - Tapped Beer Truck - May 25, 2023, June 8, 2023, and June 29, 2023
3. Regular Session Minutes - April 24, 2023 and May 8, 2023
4. Executive Session Minutes - Vote to Confirm Approval and Release - July 6, 2020, July 20, 2020, August 3, 2020, August 17, 2020, October 26, 2020, November 9, 2020, August 9, 2021, December 6, 2021, December 20, 2021, March 7, 2022, March 21, 2022, April 25, 2022, May 23, 2022, June 2, 2022, June 9, 2022, June 27, 2022, and March 13, 2023.
5. Chapter 268A, Section 20b exemption - Spencer-Peterson

**Ms. Mitchell moved to approve the consent agenda. Mr. Hanegan seconded. The motion passed 5-0-0.**

*Materials – Draft Minutes; three one-day alcohol license applications; two sign permit applications; 20(b) Spencer-Peterson*

**23-83 Town Managers Report—This item was taken out of order.**

Ms. Doyle introduced the new Administrative Assistant for the Town Manager's office, Kerri Rufo.

**23-84 Liaison Reports—This item was taken out of order.**

Mr. Mortenson provided an update on the Planning Board. He met with the chair of the Bicycle Advisory Committee for updates from BAC's last meeting.

Ms. Fleischman reported that the Energy and Sustainability Committee may be reaching out to the Select Board about exploring changes to the Energy Manager position to have slightly less experience

required to match the salary. They are also working with the Planning Board to determine next steps as they are considering bringing a Specialized Energy Code bylaw change to Special Town Meeting in November.

Mr. Hanegan reported that the Bedford Housing Partnership is unanimously in favor of the Carlisle Road LIP, and the partnership had some back and forth about rental units vs. ownership units. The Chamber of Commerce is again sponsoring the Prom Stroll on the Jenks Trail.

Ms. Mitchell reported that the Fire Station Building Committee has started to hold meetings with abutters, and there will be a community meeting on June 13. The project manager and design team will appear before the Historic District Commission on June 7. HFAC is discussing the various topics on the environmental review for the North Airfield development. HATS met last Thursday: there is a lot of interest in the North Airfield project, as well as MBTA Communities, state road work, and possible changes to the FAA's noise policy. Ms. Mitchell asked for and received authorization to prepare a comment letter on the noise issue on behalf of the Select Board. She also mentioned the Memorial Day ceremonies and parade coming up.

Ms. Malone was not able to attend any of her committee meetings but she watched recordings. Regarding the BARC meeting, they discussed the draft Tree Master Plan. She also wanted to bring to the Select Board's attention that during BARC's public meeting, committee members made critical comments about organizations in town and about Town staff. Ms. Malone felt it was unacceptable and it is not how we want meetings to run. She will be following up with the Chair.

**23-81 Carlisle Road-Proposed LIP—This item was taken out of order.**

Ms. Malone and Mr. Mortenson are abutters to this project and recused themselves from the meeting.

The developer of the Carlisle Road project, Brian DeVellis, gave an overview presentation of the proposed project. He explained that his goal is to develop a community (rather than a subdivision) with homes, where homeowners can establish a neighborhood that provides a continuum of residency. He gave a history of other projects that he has done in the New England area. The current proposed project will consist of the following:

Unit Type	Total Units	For Sale	For Rent	Market	Affordable
Single Family	9	5	4	7	2
Duplex	10	5	5	7	3
Townhome	33	17	16	25	8
Apartment Units	51	0	51	38	13
Senior apartment	36	0	36	27	9
Totals	139	27	112	104	35

He stated that the Bedford Housing Study of 2019 laid the framework of what the Town of Bedford as a whole desires, yet he is cognizant that may differ from what direct abutters may want. He feels that it is the job of the Select Board and Zoning Board of Appeals, working in partnership with the developer, to balance the Town's desire as a whole and need for diversity of housing with infrastructure limitations, environmental impacts, and individual needs and concerns.

Ms. Fleischman said that housing needs include parents of young adults, children of aging parents, divorced parents needing to find a home for shared custody, and service members. Long-term community members have rented in this community because they can not do the upkeep or just cannot afford to buy a condo. She asked about the senior apartment building: if it is not deed restricted, what are the elements of the marketing?

Mr. DeVellis responded that the state is not a fan of co-housing, but the goal is that it will be age restricted. They cannot commit that it will be deed restricted, however, until the state says yes.

Ms. Fleischman followed up, asking that if the state gives its blessing, would Mr. DeVellis be open to deed restricting that building? Mr. DeVellis replied yes, and encouraged the board to issue a support letter for the deed restriction.

Ms. Fleischman asked if Mr. DeVellis will ask for Community Preservation Funding, given he has previously presented at CPC, and references using CPC funds. Mr. DeVellis responded that it would be on the radar for down the road.

Ms. Fleischman asked about geothermal and EV charging, and whether those elements could be in the application package, as well as protecting mature trees. She also asked about the cars that were left on the site Mr. DeVellis replied that he would be happy to do that. He also stated that he is working with one of the previous owners on removing materials from the site and that all vehicles will be removed by a licensed hauler.

Ms. Mitchell wanted to clarify that for the senior housing building, would Mr. DeVellis be able to move the building? Ms. DeVellis stated that this was a request by the Fire Chief, and he predicted he would relocate it through the ZBA process. Ms. Mitchell asked about an elevator. Mr. DeVellis replied that anything with three stories is required to have an elevator.

The board discussed the possibility of waiving fees and what the past practice has been.

Ms. Mitchell referred to the fiscal impact study, staffing of Police & Fire, and traffic impact. She wanted to know if it was going to affect our compliance with the MBTA guidelines and whether it could make it harder for Bedford to find a place to meet those guidelines. Ms. Fleischmann said that it is outside the catchment area and it is not dense enough. Ms. Mitchell feels that could cause confusion if it is not going to count toward the MBTA Communities guidelines.

Mr. Hanegan added that MBTA Communities is all about zoning changes. He added that the Planning Director confirmed it is not an eligible area for MBTA Communities zoning changes, and that the Planning Board supports this proposed development.

The board brought up flood plain maps, and Mr. DeVellis stated that the development is outside of the flood plain zone.

Mr. Hanegan thanked Mr. DeVellis for the traffic study, and asked whether he would be willing to contribute to the Willson Park fund as mitigation. Mr. DeVellis replied that he would.

Ms. Fleischman asked about transportation for seniors and if he could offer something. Mr. DeVellis said if it is within the purview.

Mr. Hanegan talked about the housing study and the dire need for ownership. He asked what would be the feasibility of replacing the 51-unit apartment building with townhouses or duplexes intended for ownership, to increase the ability to have starter homes. Mr. DeVellis stated he cannot give an answer tonight but he will look into it.

Ms. Mitchell said if the will of the board is to move forward with this project and to endorse this LIP application, we need clarity about exactly we are endorsing.

Mr. Hanegan would like to see the exploration of a greater share of ownership.

**Margot Fleischman moved that the Select Board approve the application for a LIP, subject to the following conditions:**

- that the application refers to Community Preservation funds subject to Town Meeting approval;
- that the application discusses energy efficiency, including exploring geothermal and committing to the installation of EV chargers;
- that the description of other environmental elements includes green infrastructure, low impact design, and the preservation of mature trees;
- that the senior apartment building be age-restricted by deed if allowable by the state;
- that the application requires the developer to financially support to the greatest extent possible mitigation for the traffic at Willson Park;
- that we encourage the application, if possible, to have the greater share of ownership units and a greater number of townhomes and duplexes in lieu of the 51-unit apartment building.

**Ms. Mitchell seconded. The motion was approved 3-0-0.**

**Margot Fleischman asked to authorize the clerk, Mr. Hanegan, to sign on behalf of the Select Board. Ms. Mitchell seconded. The motion passed 3-0-0.**

*Materials – Carlisle Road – Application to SB May 22, 2023*

**Ms. Mitchell moved to adjourn. Ms. Fleischman seconded. The motion passed 3-0-0.**

Respectfully submitted by Kerri Rufo

Minutes approved at the 6/12/23 BOS Meeting