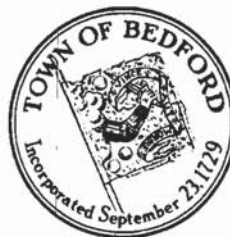


TOWN OF BEDFORD
BEDFORD, MASSACHUSETTS 01730



TTD/TTY: 781-687-6124

Doreen Tremblay, Town Clerk

Town Hall
10 Mudge Way
Bedford, Mass. 01730
781-275-0083
doreent@town.bedford.ma.us



Bk: 51137 Pg: 35 Doc: DECIS
Page: 1 of 18 05/06/2008 09:08 AM

Date: May 5, 2008

Petitioner Name: Habitat for Humanity of Greater Lowell, Inc.

Location of Property: 130 North Road Book 49057 Pg 244

Petitioner Number: 034-07

This letter certifies that twenty days have elapsed since the decision of the Zoning Board of Appeals was filed in the Office of The Town Clerk and no appeal has been filed.

Attest:

Doreen Tremblay
Town Clerk

Habitat for Humanity of Greater Lowell
76 Admuck Rd
Westford Ma 01886

TOWN OF BEDFORD
BEDFORD, MASSACHUSETTS 01730

TOWN OF BEDFORD
TOWN CLERK
2007 DEC -3 PM 7



TTD/TTY: 781-687-6124

A TRUE COPY ATTEST

[Signature]
Town Clerk

PETITION NUMBER: 034-07
PETITIONER: Habitat for Humanity of Greater Lowell, Inc.
LOCATION OF PROPERTY: 130 North Road, Bedford, Massachusetts
MEMBERS VOTING: Robert Ellis, Chairman, Jeffrey Cohen, Paul Bauer

MOTION: To grant to Habitat for Humanity of Greater Lowell, Inc. ("Petitioner"), a Comprehensive Permit for eight (8) housing units at 130 North Road under the Local Initiative Program (LIP) of M.G.L. ch. 40B and the Comprehensive Permit Rules of the Zoning Board of Appeals of the Town of Bedford subject to the Conditions of approval set forth in Chapter III of this Decision.

<u>VOTING IN FAVOR</u>	<u>VOTING IN OPPOSITION</u>
<i>[Signature]</i>	_____
<i>[Signature]</i>	_____
<i>[Signature]</i>	_____

This vote was taken on December 3, 2007. Approval of this Motion for a Comprehensive Permit requires a majority vote of the Board.

The Bedford Zoning Board of Appeals voted 3 to 0 to grant this Comprehensive Permit.

The Board and the Petitioner have complied with all statutory requirements for the issuance of this Comprehensive Permit on the terms hereinafter set forth. A copy of this decision will be filed with the Bedford Town Clerk and will be mailed to all parties, persons or boards as required by Massachusetts General Laws Chapter 40A.

The decision was filed in the Office of the Town Clerk on 12/3/07. Any appeal from this decision by any party other than the Petitioner shall be made pursuant to Massachusetts General Laws Chapter 40B § 21 and must be filed within twenty (20) days after the initial filing of the Decision with the Town Clerk.

The Comprehensive Permit granted by this decision shall not take effect until a copy of the decision bearing the certification of the Town Clerk that twenty (20) days have

elapsed after the decision has been filed in the Office of the Town Clerk and no appeal has been filed within said twenty (20) days, or that it has been dismissed or denied, and is recorded in the Middlesex South Registry of Deeds. The fee for recording or registering shall be paid by the Petitioner. A copy of the recorded decision certified by the Registry, and the notification by the Petitioner of the recording, shall be furnished to the Board.

PETITION NUMBER: 034-07

130 NORTH ROAD COMPREHENSIVE PERMIT

CHAPTER I. FINDINGS

A. PROCEDURAL HISTORY

On March 1, 2007, the Petitioner applied to the Town of Bedford Zoning Board of Appeals (the "Board") for a Comprehensive Permit under the Local Initiative Program (LIP) of M.G. L. ch. 40B to construct 8 housing units on a property located at 130 North Road, Bedford, Massachusetts ("130 North Road") [2].

The first public hearing was held on March 22, 2007. The public hearing was advertised in the Bedford Minuteman on March 8 and March 15, 2007. All Town Boards were notified of the hearing and were requested to comment on the proposed Comprehensive Permit as required by 740 CMR 31.02 and Town of Bedford Zoning Board of Appeals Rules and Regulations for a Comprehensive Permit.

Additional public hearings were held on May 24, 2007, June 14, 2007, September 6, 2007, and October 9, 2007. On October 9, 2007, the Board voted to close the public hearing and start deliberations. On December 3, 2007, the Board voted to grant the Comprehensive Permit with conditions and sign the decision. A copy of the decision was filed with the town Clerk on 12/3/07.

Present from the Board at all public hearings and voting on the petition were Robert Ellis, (Chairman), Jeffrey Cohen (Vice Chair) and Paul Bauer (Clerk).

B. EVIDENCE

In making its findings and reaching decisions, the Board considered evidence presented at the public hearings and evidence placed in the public record prior to the closing of the public hearing on October 9, 2007. The Board received comments from Town Boards [4, 5, 12, 13, 17, 18, 26, 27, and 34]. The record includes, but is not limited to, the documentation listed in Chapter II.

C. FINDINGS

1. Jurisdictional Requirements

Project eligibility has been established by a letter received from the Massachusetts Department of Housing & Community Development ("DHCD") on March 30, 2007 approving the application under the Local Initiative Program [6]. In its application the Petitioner provided the Board with evidence establishing that the company is a private nonprofit, as required by 760 CMR 31.01. Site control has been established through receipt of a deed showing outright ownership.

2. Statutory Minimum for Low and Moderate Income Housing

The Board finds that the Town of Bedford has met the statutory 10% minimum affordable housing required by M.G. L. ch. 40B.

3. Project Description

The project is a Local Initiative Project (LIP) under M. G. L. ch. 40B. The project is the conversion of an historic dwelling house and barn site to eight residential condominium units with associated grading, driveways, parking areas, utilities and storm water management system. The development will consist of one unit in the front portion of the existing dwelling house, the removal of the remainder of the existing dwelling house and removal of the existing barn, and construction of a new structure for each of the seven additional dwelling units.

The project site is identified as 130 North Road [2], being a lot containing approximately 116,594 square feet of land area (2.67662 acres), substantially as shown on a plan entitled "Habitat-Bedford, 130 North Road, Bedford, Massachusetts", signed and sealed, dated June 11, 2007, Sheets C-1 through C-8, revised through July 23, 2007 with further revisions shown on plans ("Site Plan"). A driveway and parking to serve the units will be provided from North Road.

4. Exceptions from Local By-Laws

The petitioner requests the following specific exceptions:

- a. Section 9.2.1. The Planned Residential District (PRD) requires a minimum of 200,000 square feet in Residence A Zone. Petitioner requests: Allow lot size of 116,594 square feet. The Board finds this acceptable.
- b. Section 9.2.2. PRD provides for a permissible density determined by: Total Lot Area minus Wetland Area / Square Footage Required in the applicable residential district. Here, Lot Area = 116,594 minus Wetland Area of 13,057 = 103,537 divided by minimum lot size in RA (40,000) = 2.6 units. Section 9.2.2.3 permits this to be doubled where affordable (5.2 permitted units). Petitioner requests: 8 units. The Board finds this acceptable.
- c. Section 9.2.4.1. PRD that no more than 80% of the dwelling units within the PRD shall be in buildings of the same type. Petitioner requests: seven units, or 88% be of the same type. The Board finds this acceptable.
- d. Section 9.2.5. PRD provides no building shall be erected within 50 feet of a public way or boundary line of the PRD. Petitioner requests:

- Unit 1: 40' to North Road, 34' to property line;

- Unit 2: 17 'to property line;
- Unit 3: 21' to property line;
- Unit 6: 23' to property line;
- Unit 7: 19' to property line; and
- Existing House: 24' to North Road.

The Board finds this acceptable.

e. The Petitioner requests that the Board waive the following fees:

Town of Bedford Public Works:

- Betterment fee of \$2500. per unit
- Street opening fee of \$50. (North Road)
- Inspection fee of \$50. per unit (water)
- Inspection fee of \$50. per unit (Sewer)

Town of Bedford Building permits (New Structures):

- New Structures fee of \$10.00 per thousand of valuation, per unit
- Inspection fees
- Sign fee of \$100. per sign (possible request for a sign identifying major contributors to the project)
- Construction Trailer fee of \$150. per trailer

Town of Bedford Building permits (Existing Structures):

- Alter existing structure fee of \$8. per thousand of valuation
- Certificate of Inspection/Occupancy fee of \$50.
- Demolition of back of existing farm house, fee is \$10. per thousand of valuation. There is a minimum fee of \$50.

Plumbing/Gas:

- Permit fees per unit (stove, dryer, heating) [\$40. per appliance, \$10. each additional appliance]

Electrical Fees:

- Each unit - per \$1000. of valuation up to \$10,000. is \$25.; per \$1,000. of valuation of \$10,000. is \$10.
- Re-inspection fees

Other fees:

- Re-inspection fee of \$50.
- Site plan review fee of \$300.
- Miscellaneous Permits (sheds, fences, etc.) (Minimum fee of \$50. per permit)
- Conservation Commission Notice of Intent fee of \$887.50.

As all of the units of the project are affordable, the Board finds this acceptable, except for the Conservation Commission Notice of Intent fee, which the Board does not waive.

5. Drainage Issues

The Petitioner's engineer has indicated that there will be a retention area in the cul de sac that drains into a pipe that leads to the wetlands at the back of the site. The project has interceptor drains on all three sides of the property using crushed stone backfill enclosed with filter fabric. The Petitioner has adequately revised its plans to address the comments and questions of the Town Public Works Engineer. The Board accepts the proposed drainage system as proposed by the Petitioner.

6. Landscaping Issues

The neighbors expressed concern regarding the buffer between the development and the neighbors' properties. In addition, the Planning Director asked for more street trees and a landscaping plan, which the Petitioner provided.

The Petitioner met with the neighbors and agreed on the installation of a six foot stockade fence along the boundary of the property line with the abutter Charles and Pamela Green, as well as landscaping shown on the Site Plan. [12]. The Board accepts the landscape design as proposed by the Petitioner.

7. Lighting

The Planning Director expressed concern regarding the lighting to be used on the premises.

The Petitioner indicated in the Site Plan that the light pole in the cul de sac as well as all other exterior lighting would be full cutoff lighting. The Board accepts the proposed lighting fixtures provided once the fixtures are installed, should any neighbors be adversely affected by the lights, the petitioner shall install directional hoods and/or shields in order to alleviate any adverse impact of the lighting on the abutting properties.

8. Sidewalk

The Planning Director expressed concern that a sidewalk is necessary along the

entrance road to the cul de sac, but needed around the cul de sac. The Planning Director also commented that an easement should be provided to the Town for a future sidewalk along North Road. The Petitioner revised the Site Plan to provide for a side walk on the entrance road to the cul de sac. The Petitioner suggested that the 9.5 foot publicly-owned strip between the road and the property line should be adequate to install a sidewalk without an easement even with the stone wall.

The Board finds that the Petitioner has addressed this concern and that an easement is not necessary.

9. Historic Preservation. The Historical Preservation Commission has held a public hearing and voted to permit the removal of the barn on the Property. Therefore, the Petitioner has complied with the provisions of Article 56, Demolition Delay, which provides that “[n]o demolition permit for a significant building shall be issued without following the provisions of this By-Law,” and therefore the barn on the Property may be removed as part of the project.

PETITION NUMBER: 034-07

130 NORTH ROAD COMPREHENSIVE PERMIT
CHAPTER II. DOCUMENTS

- [1] Abutters List, certified by Lela Rhodes, dated January 23, 2007
- [2] Comprehensive Permit application packet, dated March 1, 2007
- [3] Memo from Scott Gould, ZBA Assistant, requesting comments from Town departments, dated March 13, 2007
- [4] Memo from Adrienne St. John and Kristin Dowdy of DPW, dated March 20, 2007
- [5] Memo from Captain Grunes of the Fire Department, dated March 21, 2007
- [6] Letter from Department of Housing & Community Development, dated March 30, 2007
- [7] Letter requesting continuation to May 24, 2007, signed by Tom Garesche, dated April 18, 2007
- [8] Letter from Historic Preservation Commission re: Demolition Delay hearing for the barn at 130 North Road, signed by Robert Slechta, dated April 18, 2007
- [9] Letter requesting continuation to June 14, 2007, signed by Tom Garesche, dated May 15, 2007
- [10] Revised site plan, dated June 14, 2007

[11] Drainage calculations – prepared by Jeffrey Rider, of Cuoco & Cormier, dated June 14, 2007

[12] Memo from Scott Gould, ZBA Assistant, requesting comments from Town departments re: revised site plan, dated June 15, 2007

[13] Comments letter from Bedford Selectmen, signed by Angelo Colao, dated July 2, 2007

[14] Comments letter from Elizabeth Bagdonas, the Conservation Administrator, dated July 6, 2007

[15] Fax cover sheet from Scott Gould to Tom Garesche, sent July 9, 2007

[16] Fax cover sheet from Scott Gould to Elvis of Cuoco & Cormier, sent July 10, 2007

[17] Fax cover sheet from Scott Gould to Tom Garesche, sent July 10, 2007

[18] Comments memo from Adrienne St. John and Kristin Dowdy, of DPW, dated July 10, 2007

[19] Comments letter from Richard Joly, Planning Director, dated July 12, 2007

[20] Operations and Maintenance Manual, from Cuoco & Cormier, dated July 23, 2007

[21] Drainage Calculations for Stormwater Management, from Cuoco & Cormier, revisions dated July 23, 2007

[22] Letter from Cuoco & Cormier addressing Conservation comments, dated July 27, 2007

[23] Letter from Cuoco & Cormier addressing Planning Board comments, dated July 27, 2007

[24] Letter from Cuoco & Cormier addressing DPW comments, dated July 27, 2007

[25] Revised site plan from Cuoco & Cormier, received July 27, 2007

[26] Operations and Maintenance Manual from Cuoco & Cormier, dated July 27, 2007

[27] Letter of continuation from Cuoco & Cormier, signed by Timothy Watson, dated August 9, 2007

[28] Letter from Bedford Housing Partnership, signed by Christina H.B. Wilgren, dated August 9, 2007

- [29] Memo from Richard Joly, Planning Director, dated August 17, 2007
- [30] Memo from Adrienne St. John and Kristin Dowdy of DPW, dated August 21, 2007
- [31] Relief request letter from Cuoco & Cormier, signed by Timothy Watson, dated August 23, 2007
- [32] Synopsis from Christopher Laskey, Building Inspector, dated September 6, 2007
- [33] Waiver request letter from Habitat for Humanity, dated September 12, 2007
- [34] Letter of Transmittal to Scott Gould from Cuoco & Cormier, dated September 28, 2007
- [35] Final site plan from Cuoco & Cormier, received October 2, 2007
- [36] Letter from Bill Mersch re: Local Initiative Program Agreement, dated October 2, 2007
- [37] Revised waiver list from Cuoco & Cormier, signed by Jeffrey Rider, dated October 3, 2007
- [38] Memo from Captain David Grunes, of the Bedford Fire Department, dated October 5, 2007
- [39] IRS Tax exemption letter – 501(c)(3), received October 5, 2007
- [40] Local Initiative Program – Regulatory Agreement & Declaration of Restrictive Covenants for Ownership Project, received October 5, 2007
- [41] Policy 11 – Homeowner Partner Selection, received October 5, 2007
- [42] Local Initiative Program – Affordable Housing Deed Rider, received October 5, 2007
- [43] Letter from Charles and Pamela Green, signed by Charles Green, dated October 9, 2007

PETITION NUMBER: 034-07
130 NORTH ROAD COMPREHENSIVE PERMIT
CHAPTER III. GRANT OF COMPREHENSIVE PERMIT
AND CONDITIONS OF APPROVAL

Based upon the findings of the Board, the Board finds that the project is consistent with the local needs of the Town of Bedford and therefore grants to the Petitioner a Comprehensive Permit to construct eight (8) housing units in accordance with M. G. L. ch. 40B and its implementing regulations 760 CMR ch. 30 – 31, as well as the Comprehensive Permit Rules of the Zoning Board of Appeals of the Town of Bedford, subject to the Conditions and Limitations set forth in this Decision.

A. General Conditions

The Comprehensive Permit is granted based on the latest issue of the Application and the Site Plan.

1. The Comprehensive Permit incorporates in Section 4 requested exceptions from zoning by-laws and subdivision control regulations. In granting or denying these exceptions, the Board recognizes that the legal requirements for issuing a Comprehensive Permit have been met, and that the granting of exceptions from local zoning by-laws, subdivision rules and regulations and general by-laws may be necessary in the public interest, for the overriding need to provide affordable housing.
2. The Comprehensive Permit is subject to the Town of Bedford receiving a recorded copy of all easements, restrictions and other legal documents.
3. The project shall consist of eight (8) housing units (seven new units and renovation of the existing dwelling on the lot) on a 116,594 square foot (2.67662 acres) lot as shown on the Site Plan, as modified by this Decision.
4. The development shall consist of eight (8) residential condominium units, each having three (3) bedrooms. The units shall be home ownership units.
5. All of the units shall be designated as “affordable” (as defined by The Department of Housing and Community Development) which designation shall be in perpetuity. The purchasers for the affordable units shall be selected by a lottery process in accordance with DHCD guidelines. The Petitioner may include additional selection criteria, to be reviewed by the Board, provided such criteria are consistent with DHCD guidelines, the terms of this Decision, and the Local Initiative Program Regulatory Agreement, described in the next sentence. The Petitioner shall enter into a Local Initiative Program Regulatory Agreement with DHCD and the Town of Bedford in a form acceptable to the Town of Bedford and DHCD. Local preference for (i) households with one or more member who is a Bedford resident, (ii)

households with one or more applicants who are the child or parent of a current Bedford resident, (iii) households with at least one member who works for the Town of Bedford, and households with one or more member who is in the military service stationed at Hanscom Air Force Base (each of the above categories being of equal priority) shall be provided to the maximum extent permissible under law and in accordance with DHCD and other applicable State guidelines.

The deed to such purchasers shall contain a rider regarding the affordability in a form acceptable to the Town of Bedford and DHCD.

6. The unit owners of the condominium shall be responsible for all maintenance of the property, including but not limited to all structures, drainage structures, driveways, parking areas and landscaping. The condominium documents shall further provide that porches on each unit are common areas that the applicable unit owner has the exclusive right to use, but does not have the right to convert such porch to enclosed living space.

7. As Petitioner is developing the project as a Planned Residential Development ("PRD"), Petitioner shall prepare a perpetual restriction running in favor of the Town of Bedford in accordance with the provisions of Section 9.2.8.2 of the Bedford Zoning Bylaw. Petitioner shall further ensure and provide that the condominium documents for the project comply with the requirements of Section 9.2.8.3 of the Bedford Zoning Bylaw.

B. Exceptions from Local Regulation

1. Zoning Exceptions

The Board waives the following Zoning By-Law provisions as set forth below:

a. Section 9.2.1. The Planned Residential District (PRD) requires a minimum of 200,000 square feet in Residence A Zone. Petitioner requests: The Board allows the project with a lot size of 116,594 square feet.

b. Section 9.2.2. PRD provides for a permissible density determined by: Total Lot Area minus Wetland Area / Square Footage Required in the applicable residential district. Here, Lot Area = 116,594 minus Wetland Area of 13,057 = 103,537 divided by minimum lot size in RA (40,000) = 2.6 units. Section 9.2.2.3 permits this to be doubled where affordable (5.2 permitted units). The Board permits a density of 8 units.

c. Section 9.2.4.1. PRD that no more than 80% of the dwelling units within the PRD shall be in buildings of the same type. The Board permits seven units, or 88%, to be of the same type.

d. Section 9.2.5. PRD provides no building shall be erected within 50 feet of a

public way or boundary line of the PRD. The Board permits the following exceptions to compliance with this requirement:

- Unit 1: 40' to North Road, 34' to property line;
- Unit 2: 17' to property line;
- Unit 3: 21' to property line;
- Unit 6: 23' to property line;
- Unit 7: 19' to property line; and
- Existing House: 24' to North Road.

2. Exceptions from Local Fee Schedules

The Board waives the following fees:

Town of Bedford Public Works:

- Betterment fee of \$2500. per unit
- Street opening fee of \$50. (North Road)
- Inspection fee of \$50. per unit (water)
- Inspection fee of \$50. per unit (Sewer)

Town of Bedford Building permits (New Structures):

- New Structures fee of \$10.00 per thousand of valuation, per unit
- Inspection fees
- Sign fee of \$100. per sign (possible request for a sign identifying major contributors to the project)
- Construction Trailer fee of \$150. per trailer

Town of Bedford Building permits (Existing Structures):

- Alter existing structure fee of \$8. per thousand of valuation
- Certificate of Inspection/Occupancy fee of \$50.
- Demolition of back of existing farm house, fee is \$10. per thousand of valuation. There is a minimum fee of \$50.

Plumbing/Gas:

- Permit fees per unit (stove, dryer, heating) [\$40. per appliance, \$10. each additional appliance]

Electrical Fees:

- Each unit - per \$1000. of valuation up to \$10,000. is \$25.; per \$1,000. of valuation of \$10,000. is \$10.

- Re-inspection fees

Other fees:

- Re-inspection fee of \$50.
- Site plan review fee of \$300.
- Miscellaneous Permits (sheds, fences, etc.) (Minimum fee of \$50. per permit)

C. Site Design

1. The site layout shall substantially conform to the Site Plan noted in Paragraph A.1 and as modified by this Decision.

D. Drainage and Storm Water Management

1. The interceptor trench drain shall use crushed stone backfill with filter fabric enclosing all crushed stone. Rip rap shall be used at all four drain pipe outlets. The interceptor trench drain will not cross under the driveway. Cleanouts will be incorporated at all bends in the trench drain. Roof infiltration trenches will be 20 feet in length. The inlet and outlet for the detention basin will be separated so that a low flow channel can be established between the two. There will be a maintenance and operation manual provided to the condominium association for maintenance of the drainage system. There will be a slope on the pipe between the double catch basin to stormceptor and the detention basin. Final design of the drainage system shall be approved by the Town Engineer.
2. On-site snow storage areas as shown the Site Plan shall be located so as not to create run-off onto abutting properties or public ways. Snow removal operations shall be conducted in such a manner so as not to cause snow to be deposited on any public ways or abutting properties. Once snow storage areas on-site are full to capacity, plowed snow shall be removed from the site until such time that storage space is again available.

E. Building Design and Final Plan Review

1. The buildings will be situated on the lot in substantial compliance with the submitted plans, maintaining front, side and rear setbacks as shown on the Site Plan.
2. The height of the new buildings shall conform to the requirements of the Zoning By-Law.
3. Other than construction-related dumpsters, there will be no dumpsters on the property.
4. Prior to issuance of a building permit, the Petitioner shall submit a detailed

set of building plans acceptable to the Town of Bedford Building Inspector. Said definitive plans shall be in substantial compliance with all conditions of this decision.

5. Changes in the plans following the issuance of this Decision shall be submitted to the Town of Bedford Building Inspector, who may approve minor changes. If the Building Inspector, in his opinion, determines that the proposed change is a major change, the Petitioner shall appear before the Board and present the change for review and approval.

6. Any substantial changes or modifications to this Comprehensive permit shall only be made by the Board upon written request and upon holding a public hearing in accordance with the Comprehensive Permit rules of the Town of Bedford.

F. Parking, Fence, Stone Wall Preservation, Landscaping, and Other Project Conditions.

1. Parking shall be located as shown on the submitted plans. A total of three (3) spaces shall be available in each unit's driveway, parking end to end. There will be no parking permitted around the cul de sac and the condominium documents will so indicate.

2. A six foot stockade fence of wood or PVC shall be installed on the northern boundary of the property (abutting Charles and Pamela Green's property). The fence shall run from the North Road end of the property to the end of the existing chain link fence between the properties.

3. The existing stone wall along North Road shall be preserved.

4. Two existing trees located between the existing house and the new driveway are to remain and be protected.

5. A sidewalk will be installed from North Road along the entrance road to the cul de sac as shown on the Site Plan.

6. All exterior lighting shall be shielded to minimize overspill. The light at the cul de sac shall have a cut-off lens.

7. Additional landscaping shall be provided in substantial compliance with the landscape details shown on The Site Plan submitted.

8. A paved area near the junction of the entrance road and North Road and connecting to the sidewalk to the cul de sac shall be installed as an area for school children to wait for the school bus. The paved area shall be maintained free of pedestrian hazards, including, but not limited to snow and ice

maintenance/removal.

G. Dwelling Unit Fire Protection

1. Additional fire hydrant to be installed as shown on the Site Plan.
2. Site layout must accommodate the turning movement requirements of the fire and rescue apparatus.

H. Construction.

1. During construction, the Petitioner may have an approximately 4'x6' sign indicating that the project is undertaken by the Petitioner and recognizing the Town as a contributor to the project, as well as other corporate donors. The sign will not be illuminated.
2. Except as modified by this Decision, the development shall be built according to 780 CMR, the Massachusetts State Building Code, (Edition in full force and effect as of the date a building permit is issued), the Town of Bedford Zoning By-Laws, Rules and Regulations Governing the Subdivision of Land, and according to local Wetlands By-Laws, except as specifically allowed by the Bedford Conservation Commission.
3. There shall be no more than one construction trailer on the property during construction and such trailer shall be located such that it complies with all setback requirements of the Residence A zoning district.
4. Petitioner shall coordinate with and keep the neighbors informed as to the status of construction and when major construction matters will occur.

REGISTRY OF DEEDS
SOUTHERN DISTRICT
ATTEST:

Eugene C. Brune

REGISTER