

Bedford 2019 Zoning Amendments in Layman's Terms
Please VOTE on March 12, 2019 at Bedford High School

NO on #1 - MAINTAIN LOCAL CONTROL

This is an amendment proposed by the Bedford Planning Board to make our zoning consistent with a new state law. Under current zoning, a "small wind energy system" has a noise limit. Apparently the state has established some sort of committee to set noise limits state-wide and passed a law saying that towns can't have their own, more strict noise limits.

We don't think the state should be establishing "Higher" noise limits than any individual NH town wants.

YES on #2 - STOP THE URBANIZATION OF BEDFORD

Under current zoning, developers can use the entire area of a lot for calculations in determining how many workforce housing units are allowed. Larger area equals more units. This planning board sponsored amendment allows only the area available AFTER subtracting non-developable components (such as existing parking and buildings, surface waters and wetlands) to be used in the calculations. Smaller areas equal fewer units. **This amendment shows that the planning board has been paying attention during the master planning process and listening to members of the community who do not want Bedford over developed!**

YES on #3 - APPROVAL TIME FRAME

This planning board sponsored amendment puts a two year timeframe on valid zoning amendment approvals. It basically means that developers have to move ahead and prepare plans and visit the boards seeking approvals etc. in a reasonable time frame. They can't just pop back 10 years later to build something they got approval for ages ago.

YES on #4 - STOP THE URBANIZATION OF BEDFORD

This amendment will **REMOVE workforce housing as an acceptable use on the 101 Corridor** through our town center and **ADD work force housing as an acceptable use in the Whole Foods/Target, Daniel Webster Highway corridor.** This provides new opportunities for workforce housing in the part of town where a majority of citizens have said they'd prefer to see larger scale developments. It prevents large scale, multi-story apartment complexes from popping up in the still-quiet, commercially zoned town center.

YES on #5 - STOP THE URBANIZATION OF BEDFORD

Contrary to popular belief, current zoning allows for workforce housing developments in residential districts. The units generally have to maintain the same character as the surrounding homes. While there is no problem with this, the issue is that current zoning allows a "density bonus" for proposing workforce housing. Voting **YES on #5** eliminates density bonuses for proposing workforce housing in residential areas. **Why should a developer be able to cram more homes and on a given piece of land just because it's workforce housing?**

YES on #6 - STOP THE URBANIZATION OF BEDFORD

YES on #6 further protects the 101 town center from urban development. It restricts building heights to two floors and square footage similar to what is allowed in the historic district.

NO on #7 - STOP THE URBANIZATION OF BEDFORD'S HISTORIC DISTRICT BEHIND HARVEST PLAZA

Amendment #7 was proposed by local developers to remove zoning restrictions on two abutting lots they themselves own behind the Harvest Market parcel. Passing this would allow them to propose and build another high-density or mixed-use development like the one for which they are currently seeking approvals between Shorty's and the high school. The Historic District Commission has already voted to advise the Planning Board to recommend NOT supporting this amendment, citing concerns for residential abutters in the area and the fact that the roads there are not intended for high-volume use that would occur with high-density and/or mixed-used development directly behind Harvest Market.

Please vote YES on #2, #3, #4, #5, and #6
Please vote NO on #1 and #7

Information Contributed by Kevin Gagne 2019