

Planning Board ~ Shawn Hanegan

Thank you, Jeff, for the nomination speech. Good evening to all of you.

The past two times I've been here, I've introduced myself as a newcomer to town. Having lived here since 2011, I'm not quite a newcomer anymore. One thing that hasn't changed though is my love for the town. I feel very fortunate to live here with my wife and two children. I also feel honored to have been a part of Bedford's government for the past six and a half years and to work with the excellent volunteers and staff that run the town so efficiently- many of you present in this room tonight.

It has been a true pleasure serving on our Planning Board. Although the Board's composition has somewhat changed, the commitment and quality of the membership has remained. I am very proud of the way we function together and the results we have achieved.

Planning work involves both making decisions on development proposals and promoting long term strategies that will help the town grow in a positive way. For development proposals, we address the issues of each case, its effect on the stakeholders and on our town, and work within our authority to develop a fair solution. When residences are involved, I never forget that a person's primary home is their most important investment.

Change in our town is inevitable due to technological, demographic, and economic factors. We can however affect the type of change that will happen by the actions we take today. During my first term, I helped to develop the Comprehensive Plan to describe the Bedford we the citizens want. During my second term, I worked with the Board to implement many of the recommendations of the Plan. We have taken on difficult issues where residents expressed multiple different viewpoints. We have listened to those viewpoints, analyzed relevant data, and developed articles for town meeting that lay the foundation for the vision of the Plan to take effect. I enjoy when residents take time to discuss with their concerns with me one to one. I am particularly proud of the Great Road business zoning, the refresh of Industrial Zoning, and the creation of the Pine Hill Overlay district.

There remains work to do, and I'll highlight a couple of items here. Despite some recent actions to address the issue, affordability gaps remain in Bedford's housing stock. Seniors are often unable to stay in our town when looking to downsize. I will work with the Board on strategies, such as changing the zoning laws around accessory dwelling units, to help further close this affordability gap. I also plan to work with the Board on a comprehensive

rewrite of our zoning bylaws. Clarity in these bylaws is very important in managing expectations for those wishing to do business in town.

To continue this work, I am running for a third term on the Planning Board. I want to help make sure that Bedford remains an excellent place to live. I ask for your support at this caucus and at the Town Election on March 9<sup>th</sup>. Thank you.