

THE BEDFORD CITIZEN

Submitted by Lisa Mustapich, Caucus Nominee and incumbent candidate for Planning Board



Lisa Mustapich

Lisa invites voters to contact her via email

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TWO BEDFORD CITIZEN QUESTIONS FOR PLANNING BOARD CANDIDATES

Q1: Give an example of a situation in which you played a role in helping people of different opinions or perspective develop a mutually agreeable solution to a problem. This could be an example from work, volunteer commitments or a previous experience in a public role. How was this accomplished? What did you learn?

As the Human Resources representative for a local non-profit, I am often in the position of assisting the employee and manager to discuss performance concerns and to understand each other. I coach the manager on holding the sensitive discussion, to include the end of the discussion, which is to remind the employee his performance can improve and the event can become ancient history. It's also important for the manager to listen to the employee's thoughts and consider all the facts before issuing a recordable counselling. I try to help both sides treat the event as a learning experience and improve communication and move forward to a more positive relationship. I learned there are two sides to every story.

Q2 Which elements of the Comprehensive Plan do you see as the most challenging for Bedford?

The Comprehensive Plan is a visioning document. One challenge the Town will face is the connections resulting from possible property improvements of the business areas along the Great Road. Each property owner has distinct rights, financial realities, and opinions as to the best way to maximize the parcel. When a property owner renovates or adds to his/her property, there is an opportunity to create better connections or other improvements. While there is often no requirement for property owners to work with the town, it is often mutually beneficial to

work together. Nonetheless, I would never want to see a situation where property owners are asked to relinquish their rights to maximize the use of their properties. The key will be for the town to work with the owner to obtain the connection by articulating the benefits.

LISA'S CAUCUS STATEMENT

Hi I am Lisa Mustapich, 1 Clark Road. Thank you Sandra for your kind words; I really appreciate your confidence in me. I ask for the town's support to serve another term on the Planning Board. For the past 9 years I have enjoyed serving the town as a member of the Planning Board.

The planning board, with the appointed ad-hoc committee and extensive resident input, has recently finished our multi-year update of the Town Comprehensive Plan. The Plan is a visioning document that guides the town's values into actions through a variety of means, such as potential zoning updates and helping applicants to build and update properties in a manner that is both profitable to the owner, and desirable to the town. To read the completed plan, you can go to the town web page. All written feedback on the plan is due by Jan 17. Now, the work begins as the Planning Board implements the actions outlined in the plan.

As a planning board member, when reviewing applications, it is important to balance the needs of neighbors and abutters with town zoning, and developer, which often are not mutually exclusive. I carefully review all information from the applicant, town residents and our professional advisors before coming to any conclusion. The Board can face great pressure from developers, to unnecessarily rush through details; but, businesses are more than just tax payers; they provide valued jobs, benefits and economic vitality to our region so it is imperative to move their applications along in a timely manner. They are essential partners to Bedford's overall financial health. Recognizing this valued partnership, can lead to ideas where all sides win. When discussing all topics, balancing ideals with the realities and fiscal constraints of the current situations can yield satisfactory compromise for all parties.

As a member of the Board, I am the liaison to the Muni Housing Trust, Housing Partnership, and Hanscom Area Towns.

Professionally, I have been in the Administration field for the past 12 years and am currently the Senior Director of Administration for a non-profit which provides special education transportation for public school students. In addition to providing a full service human resource function to a company of 135, I manage the team of 90+ special education school bus drivers and monitors. My professional experience provides great insight into the needs of very diverse populations, comfortable retirees as well as single parents, those who are economically stable

as well as those who live paycheck to paycheck.

Prior to HR, I worked for a 4800-home Property Owner's Assoc as the Covenants Advisor and was the sole staff member who assisted homeowners with exterior improvements which met both the county government and local property owner association regulations. At the same time, I was elected as the president of the Home Owners Association where we lived and have worked for Military defense contractors in a variety of capacities. I grew up in rural suburban Ohio, lived in very rural Virginia and also lived many years in the very urban District of Columbia area, as well as Colorado Springs, Vienna Austria, and Frankfurt Germany thus bring a unique and varied perspective to Bedford. I've lived in walk up apartments, a highrise, and single family homes. My experiences translate well to ideas for Bedford's Planning. Chuck and I have lived in Bedford since 2003, we chose Bedford over many other towns. Prior to Bedford, we lived on Hanscom AFB. We are proud to call Bedford home. I hope you will support my bid to continue to serve the town. Thank you for your vote of confidence!