



**Town of Bedford
PLANNING BOARD
December 19, 2022**

Town Meeting Room at BCTV– 7 P.M. - 10 Meetinghouse Road

I. Call to Order and Roll Call

II. Old Business & Continued Hearings: None

III. New Business:

1. **Sean Michalski (Applicant & Owner)** – Request for approval of a Home Occupation Permit for a legal and real estate office, located at 187 County Rd, Lot 25-80, Zoned RA.
2. **ER Bedford LLC c/o Encore Retail LLC (Applicant & Owner)** – Request for Condominium Subdivision Approval for a 6-unit commercial land unit condominium, located at 125 South River Road, Lot 12-33, Zoned PZ.
3. **Toril Properties, LLC (Owner) & Optima Dermatology (Applicant)** – Request for a sign waiver for building signage greater than 32 square feet, located at 176 South River Road, Lot 22-55, Zoned PZ.
4. **Eckman, LLC and The Bedford Village Shops Condominium Association (Owners)** – Request for Site Plan Amendment to create two new tenant spaces in the existing 8,000 SF TD Bank building, with associated site improvements and signage, located at 184 Route 101, Lot 20-98, Zoned CO.
5. **Gerard J. Dumas Family Trust, Co-trustee Joanne Dumas & Pauline L. Dumas Revocable Trust, Co-trustee Joanne Dumas (Applicant & Owner)** – Request for Design Review for a 54-unit 55+ elderly housing development, located at 227 Wallace Road, Bow Lane and County Road, Lots 20-27, 20-28, 27-110, 20-26 and 27-24, Zoned CO & RA.

IV. Concept Proposals and Other Business:

1. The Planning Board will read and post all proposed zoning amendments and citizens' petitions. The Board will officially announce the dates of the two public hearings.

V. Approval of Minutes of Previous Meetings (December 5, 2022)

VI. Communications to the Board

VII. Reports of Committees

VIII. Adjournment

Applicants must be prepared for presentations at 7:00 pm. Any person with a disability who wishes to attend this public meeting and needs to be provided a reasonable accommodation in order to participate, please call Christine Szostak at 792-1304 at least 72 hours in advance.