



**Town of Bedford
PLANNING BOARD**

July 17, 2023

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

I. Call to Order and Roll Call

II. Old Business & Continued Hearings:

1. **Encore Retail, LLC (Applicant), ER Bedford, LLC (Owner)** – Request for three sign waivers to allow two freestanding signs and the approval of sign design guidelines as a substitution for the PZ Sign Standards, within the development at ‘Market & Main,’ located at 125 South River Road, Lot 12-33, Zoned PZ. *(Continued from the June 26, 2023 meeting)*

III. New Business:

1. **Eleven Atwood, LLC (Applicant & Owner)** – Request for Site Plan approval for a parking lot expansion to serve the Linder Dental medical office building, located at 11 Atwood Lane, Lot 12-16 & 12-18, Zoned PZ
2. **U-Haul Company of New Hampshire (Applicant) and Amerco Real Estate Company (Owner)** – Request for site plan amendment for removal of 5 mini-storage and warehouse buildings and construction of a 16,890 sq. ft. mini-warehouse facility, located at 451 South River Road, Lot 36-6-1, Zoned PZ.

IV. Concept Proposals and Other Business:

1. **Munson and Associates, LLC (Applicant), ER Bedford, LLC (Owner)** – Request for conceptual site plan review for a 5-story, 62-unit, multi-family independent senior living residence (55+), located at 125 South River Road, Lot 12-33, Zoned PZ.
2. **Steel Family Legacy Trust (Owner) and Group 1 Automotive, Inc. (Applicant)** – Request for review of a conceptual plan for an automobile dealership with associated parking and automotive service facilities, located at 5A East Point Drive, Lot 36-98-42, Zoned PZ.

V. Approval of Minutes of Previous Meetings (June 26, 2023 meeting)

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.