



**Town of Bedford  
PLANNING BOARD  
February 12, 2024**

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

**I. Call to Order and Roll Call**

**II. Old Business & Continued Hearings:**

1. **Animal Rescue League (Owner & Applicant)** – Request for approval of a Conditional Use Permit to allow animal sculptures to be placed along the Route 101 frontage near the existing commercial sign, at 545 Route 101, Lot 30-15-29, Zoned R&A. *(Continued from the December 18, 2023 meeting)*
2. **Bentley Commons Bedford, LLC (Owner) & Property Possible, Inc. (Applicant)** – Request for Site Plan approval to change the use of an existing 85 unit assisted living facility to a multifamily apartment building with 85 units, including 25% of the units designated as workforce housing, with associated parking & site improvements, located at 66 Hawthorne Drive, Lot 24-1-3, Zoned PZ. *(Continued from the January 22, 2024 meeting)*

**III. New Business:**

1. **Craig & Emily Blahnik (Owner & Applicant)** – Request for approval of a Conditional Use Permit to allow a detached accessory apartment at 53 Meadowcrest Drive, Lot 33-9-39, Zoned R&A.
2. **Brixmor Property Group, Inc. (Owner & Applicant)** – Request for Site Plan approval to change the use of an existing retail shopping plaza to convert 29,313 sq. ft. to a fitness center for Planet Fitness and a 6,643 sq. ft. retail space, located at 5-7 Colby Court, Lot 11-25, Zoned PZ.

**IV. Concept Proposals and Other Business:**

1. **Discussion of a proposed amendment to the Land Development Control Regulations**

**V. Approval of Minutes of Previous Meetings:** January 22, 2024 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.*