



**Town of Bedford  
PLANNING BOARD  
May 6, 2024**

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. **Gendron Family Trust (Applicant & Owner)** – Request for approval of a Lot Line Adjustment to transfer approximately 10.65 acres from Lots 2-12-7 & 2-12 to Lot 9-35, located at 95 & 99 McAllister Road, Lots 2-12, 2-12-7 & 9-35, Zoned R&A.
  2. **HM Motorworks (Applicant) and 4 Sunset Lane, LLC (Owner)** – Request for Site Plan approval for the change of use of the existing 7,560 sq. ft. building from light industrial/manufacturing to an automotive service and repair facility, located at 4 Sunset Lane, Lot 24-98-14, Zoned PZ.
  3. **AHMLNS 7681, LLC (Owner & Applicant)** – Request for Site Plan approval for the change of use of the existing building from retail, office and warehouse to general office, warehouse and one residential apartment unit, located at 41 South River Road, Lot 46-38, Zoned PZ.
  4. **Gerard J. Dumas Family Trust, Co-Trustee Joanne Dumas & Pauline L. Dumas Revocable Trust, Co-Trustee Joanne Dumas (Applicant & Owner)** – Request for approval of a merger of Lots 20-27, 20-28, 20-26 & 27-110 and a lot line adjustment between Lot 20-26 and 27-24, located at 227 Wallace Road, Bow land and County Road, Lots 20-27, 20-28, 27-110, 20-26 and 27-24, Zoned CO & RA.
  5. **Gerard J. Dumas Family Trust, Co-Trustee Joanne Dumas & Pauline L. Dumas Revocable Trust, Co-Trustee Joanne Dumas (Applicant & Owner)** – Request for final Site Plan approval for Riddle Brook Acres of Bedford, a 54-unit elderly housing (55+) 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 Board will elect its officers and liaisons to other Boards and Commissions.
- V. Approval of Minutes of Previous Meetings:** April 29, 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 to participate, please call Christine Szostak at 792-1304 at least 72 hours in advance.*