



**Town of Bedford
PLANNING BOARD
August 12, 2024
*Revised 8/8/2024***

Town Meeting Room at BCTV– 6:30 P.M. - 10 Meetinghouse Road

I. Call to Order and Roll Call

II. Old Business & Continued Hearings: None

III. New Business:

1. **11 South River Road, LLC (Owner & Applicant)** – Request for approval of a Lot Line Adjustment to modify the property lines between Lot 22-27 & 22-28, and to merge Lots 22-18, 22-19 & 22-27, at 213 South River Road, Zoned PZ.
2. **Bellazardan, LLC (Owner & Applicant)** – Request for Site Plan approval for a 14,097 sq. ft. building with light industrial flex space at 30 Harvey Road, Lot 35-98-32, Zoned PZ.
3. **Latona Properties, Inc. (Applicant & Owner)** – Request for site plan approval for River Road Landing, a proposed 48-unit apartment building with 10% of the units set aside as workforce housing, along with the associated parking and site improvements, located at 264 South River Road, Lot 24-98-5, Zoned PZ. *(This application has been postponed per the request of the applicant.)*
4. **Munson and Associates, LLC (Applicant) and ER Bedford, LLC (Owner)** – Request for Site Plan approval for Bowman Gardens, a 5-story, 62-unit, multifamily senior living residence (55+), located at 125 South River Road (Market & Main), Lot 12-33, Zoned PZ.

IV. Concept Proposals and Other Business:

1. **Group 1 Realty (Applicant & Owner)** – Request for discussion of a concept plan for two proposed automobile dealerships (Mercedes and Toyota) with associated parking, services and loading facilities, at 5A East Point Drive and South River Road, Lots 36-98-42, 35-98-40, 35-98-50 & 35-98-51, Zoned PZ.
2. **Discussion** – NHDOT Ten-Year Transportation Improvement Plan

V. Approval of Minutes of Previous Meetings: July 15, 2024 meeting

VI. Communications to the Board

VII. Reports of Committees

VIII. Adjournment

Applicants must be prepared for presentations at 6:30 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.