



**Town of Bedford
PLANNING BOARD**

October 7, 2024

Revised: 10/2/2024

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

I. Call to Order and Roll Call

II. Old Business & Continued Hearings:

1. **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. (*Continued from the August 12, 2024, Planning Board Meeting*).
2. **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. (*Continued from the September 9, 2024, Planning Board Meeting*). (*This application has been postponed to the October 21 PB meeting per request of the applicant*).

III. New Business:

1. **Nouria Energy Retail, Inc. (Applicant) and TRC Investments Two, LLC & Riley Investment Properties, LLC and 11 South River Road, LLC (Owners)** – Request for Site Plan approval for the construction of a 3,840 sq. ft. car wash facility including 12 vacuum stations and associated parking and landscaping improvements, at 187-195 South River Road, Lots 22-22, 22-23, 22-23-1, 22-87, 22-27, Zoned PZ. (*Postponed from September 9, 2024, Planning Board Meeting per the applicant's request*).
2. **TT of Willow, LLC (Applicant) and 11 South River Road, LLC, c/o Riley Enterprises, Inc. (Owner)** – Request for Site Plan approval for the construction of a single story, 32,100 +/- sq. ft. automobile dealership (Genesis), 600 +/- sq. ft. detached storage building, and 1,600 sq. ft. carwash facility, along with the associated vehicle storage, parking and site improvements, located at 213 South River Road, Lots 22-27 & 28, Zoned PZ.

IV. Concept Proposals and Other Business: None

V. Approval of Minutes of Previous Meetings: September 9 and September 23, 2024 meetings.

VI. Communications to the Board

VII. Reports of Committee

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.