



**Town of Bedford
PLANNING BOARD
December 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:** None
- III. New Business:**
 1. **Lauren Messina (Owner & Applicant)** – Request for approval of a Home Occupation Permit to allow modifications to a previously approved hair salon at 157 Nashua Road, Lot 32-19, Zoned R&A.
 2. **TRC Investments Two, LLC c/o Riley Enterprises, Inc./Chris Riley (Owner & Applicant)** – Request for approval of a Lot Line Adjustment to modify the property lines between Lots 22-27, 22-23 & 22-23-1 and a consolidation of Lots 22-22 & 22-87, located at 187, 189, 193 & 195 South River Road, Zoned PZ.
- IV. Concept Proposals and Other Business:**
 1. **South River Road Ventures, LLC / SRR Bedford NH Ventures, LLC (Owner & Applicant)** – Request for conceptual discussion of a proposed multifamily housing development consisting of 84 units within one four-story building, and 10% of the units to be affordable with rents based on 80% of the AMI, located off South River Road, Lot 35-3-1, Zoned PZ.
 2. Continued discussion of Draft Zoning Amendments for the 2025 Town Ballot.
- V. Approval of Minutes of Previous Meetings:** November 18, 2024, minutes.
- 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.