



**Town of Bedford  
PLANNING BOARD  
December 16, 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. **Kevin and Michelle Allard (Applicant and Owner)** –Request for approval of a Conditional Use Permit to allow a 624 sq. ft. detached accessory apartment above an existing garage at 79 Cortland Drive, Lot 7-37-6, Zoned R&A.
  2. **Group 1 Automotive, Inc. and Group 1 Realty, Inc. (Applicant & Owner)** – Request for a one-year time extension to meet the December 2023 conditions of Site Plan approval for Toyota of Bedford, a full sales and service automobile dealership, located at 5A East Point Drive, Lot 36-98-42, Zoned PZ.
  3. **Group 1 Automotive, Inc. and Group 1 Realty and Circle Drive Associates, LLC (Applicant & Owner)** – Request for Site Plan approval for two full sales and service automobile dealerships (Toyota & Mercedes-Benz) with associated improvements, at 5A East Point Drive and South River Road, Lots 36-98-42 and 35-98-51, Zoned PZ.
- IV. Concept Proposals and Other Business:**
  1. **Lighthouse Industrial III (Applicant) and Circle Drive Associates, LLC (Owner)** – Request for conceptual discussion for a site plan with two proposed 6,900 sq. ft. industrial buildings at South River Road, Lot 35-98-50, Zoned PZ.
  2. The Planning Board will read and post all proposed 2025 zoning amendments and citizens’ petitions and the Board will officially announce the dates of the two public hearings on January 13, 2025 and January 27, 2025.
- V. Approval of Minutes of Previous Meetings:** November 19, 2024 & December 2, 2024
- VI. Communications to the Board**
- VII. Reports of Committees**
- VIII. Adjournment**

*Applicants must be prepared for presentations at 6:30 pm. Please call Christine Szostak at 603-792-1304 at least 72 hours in advance, if any person with a disability wishes to attend this meeting and needs a reasonable accommodation to participate.*