



**Town of Bedford  
PLANNING BOARD  
January 13, 2025**

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. The Planning Board will conduct the first public hearing on proposed 2025 zoning amendments submitted by the Planning Board.
  - 2. **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.
  - 3. **Katherine Marie Kierce-Rice (Owner & Applicant)** – Request for approval of a Conditional Use Permit to allow a detached accessory apartment at 386 Wallace Road, Lot 14-76, Zoned R&A.
  - 4. **209 Route 101 (Owner & Applicant)** – Request for Subdivision approval to subdivide one commercial lot into two lots, at 209 Route 101 and Bedford Center Road, Lot 20-39, Zoned CO.
  - 5. **Latona Properties, Inc. and AC Plaistow, LLC (Owners & Applicants)** – Request for approval of a condominium Subdivision to create two condominium land units at 264 South River Road, Lot 24-98-5, Zoned PZ.
- IV. Concept Proposals and Other Business:** None
- V. Approval of Minutes of Previous Meetings:** December 2, 2024 & December 16, 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.*