



**Town of Bedford
PLANNING BOARD
January 27, 2025**

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

Revised 1/22/2025

- 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. *(This application has been postponed per the request of the applicant)*
 2. **Tyler and Katie Geery (Owner) and Diane Bonfiglio (Applicant)** – Request for approval of a Conditional Use Permit to allow a detached accessory apartment at 19 Beaver Lane, Lot 31-19-5, Zoned R&A. *(This application has been postponed to the February 24, 2025, meeting per the request of the applicant)*
 3. **Grove Shopping Center, LLC (Owner & Applicant)** – Request for approval of Performance Zone sign waiver to permit a second wall sign (32 sq. ft.) for Evviva Trattoria, 5 Colby Court, Lot 11-25, Zoned CO.
 4. **TRC Investments-Three LLC & West Street Keene, LLC (Owners & Applicants)** – Request for architectural review of a proposed paint store (4,036 sq. ft.), an amendment of a previously approved Site Plan, at 26 & 28 South River Road, Lot 11-11 & 11-12, Zoned PZ.
 5. **Ronald R. Doucet Rev. Trust (Owner) and Dogtor House, LLC (Applicant)** – Request for approval of a 9,000 sq. ft. veterinary clinic with associated improvements at 250 South River Road, Lot 23-98-4, Zoned PZ.
- IV. Concept Proposals and Other Business:** None
- V. Approval of Minutes of Previous Meetings:** January 13, 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.