



**Town of Bedford
PLANNING BOARD
April 7, 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. **Katie and Tyler Geery Family Trust (Owner) and Dianne Bonfiglio (Applicant)** – Request for approval of a Conditional Use Permit to allow the construction of a detached accessory apartment at 19 Beaver Lane, Lot 31-19-5, Zoned R&A.
2. **Elizabeth Soukup (Owner & Applicant)** – Request for approval of a Conditional Use Permit to allow a detached accessory apartment within an existing garage at 4 West Wind Drive, Lot 32-46-11, Zoned R&A.
3. **Michael Kubicki (Owner & Applicant)** – Request for approval of a Conditional Use Permit to allow a detached accessory apartment within an existing garage at 19 South Hills Drive, Lot 19-21-2, Zoned R&A.
4. **5 Parker Lane, LLC and Donny A. & Brandie Parker (Owners & Applicants)** – Request for approval of a Lot Line Adjustment between Lot 4-34-4 and Lot 4-35-22, located at 446 Joppa Hill Road and 5 Parker Lane, Zoned R&A.
5. **E&S Ranger Revocable Trust and Heidi Ranger (Owners & Applicants)** – Request for approval of a Lot Line Adjustment between Lot 28-34-1 and Lot 28-34, located at 236 & 264 North Amherst Road, Zoned R&A.

IV. Concept Proposals and Other Business:

1. **MaxEdge Fitness Training, LLC dba Flight House Gym (Applicant) and ER Bedford, LLC c/o Encore Retail, LLC (Owner)** – Request for conceptual site plan review for Flight House Gym, a 2-story, 30,000 sq. ft. fitness facility, located at 125 South River Road (Market & Main), Lot 12-33, Zoned PZ.

V. Approval of Minutes of Previous Meetings: March 10, 2025

VI. Communications & Reports of Committees

VII. 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.