



**Town of Bedford
PLANNING BOARD
May 5, 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:

1. **Order of Saint Benedict of New Hampshire (Owner) and Saint Anselm College (Applicant)** – Request for Site Plan approval for the construction of a new track and field athletic complex including artificial turf field(s), track, bleacher seating, announcer's box, storage shed and field house, located off Rundlett Hill Road in Bedford and St. Anselm's Drive in Goffstown, Lots 42-62-1 (Bedford) and Lots 41,41-E & 62-1 (Goffstown), Zoned GR in Bedford and High Density Residential - R2 in Goffstown. *(This application is continued from the February 26, 2024 meeting.*

III. New Business:

1. **Darbster Foundation c/o Ellen Quinlan (Owner) and Poppy's Place, LLC (Applicant)** – Request for approval of an amendment to a previously approved Site Plan to change the use of 1,261 sq. ft. of space within the building from a full-service salon to a veterinary clinic, at 13 South River Road, Lot 46-24, Zoned PZ.
2. **Draco Properties, LLC (Owner & Applicant)** – Request for approval of an amendment to the previously approved Riverside Landing Site Plan, to allow the existing commercial kitchen to be used as a commissary for a local coffee shop, at 66 Hawthorne Drive, Lot 24-1-3, Zoned PZ.

IV. Concept Proposals and Other Business:

1. **West Keene Street, LLC (Applicant & Owner)** – Request for conceptual discussion of a proposed 21-unit Cottage Court Housing Development, off Constitution Drive, Lot 13-72, Zoned OF.
2. **South River Road Ventures, LLC / SRR Bedford NH Ventures, LLC (Applicant & Owner)** – Request for conceptual discussion of a proposed gas station and convenience store, located off South River Road, Lot 35-3-1, Zoned PZ.

V. Approval of Minutes of Previous Meetings: April 21, 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.