



Town of Bedford PLANNING BOARD

June 2, 2025

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

Revised: 5/30/2025

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 May 5, 2025 meeting, and the applicant has requested a continuance to the June 16th meeting.)*

III. New Business:

1. **Gerard J. Dumas Family Trust, Co-Trustee Joanne Dumas & Pauline L. Dumas Revocable Trust, Co-Trustee Joanne Dumas (Applicant & Owner)** – Request for a one-year time extension to meet the May 6, 2024, conditions of a previously approved merger of Lots 20-27, 20-28, 20-26 & 27-110 and a lot line adjustment between Lot 20-26 and 27-24, located at 227 Wallace Road, Bow Lane and County Road, Lots 20-27, 20-28, 20-26, 27-24 and 27-110, Zoned CO & RA.
2. **Gerard J. Dumas Family Trust, Co-Trustee Joanne Dumas & Pauline L. Dumas Revocable Trust, Co-Trustee Joanne Dumas (Applicant & Owner)** – Request for a one-year time extension to meet the May 6, 2024, conditions of a previously approved Site Plan for Riddle Brook Acres of Bedford, a 54-unit elderly housing (55+) development, located at 227 Wallace Road, Bow Lane and County Road, Lots 20-27, 20-28, 20-26, 27-24 and 27-110, Zoned CO & RA.
3. **Gerard J. Dumas Family Trust, Co-Trustee Joanne Dumas & Pauline L. Dumas Revocable Trust, Co-Trustee Joanne Dumas (Applicant & Owner)** – Request for a Site Plan Amendment to allow a reduction in the number of affordable housing units from 25% to 10% and to modify the definition of affordable housing, to be consistent with the newly adopted zoning amendment, for a previously approved Site Plan for Riddle Brook Acres of Bedford, a 54-unit elderly housing (55+) development, located at 227 Wallace Road, Bow Lane and County Road, Lots 20-27, 20-28, 20-26, 27-24 and 27-110, Zoned CO & RA.

IV. Approval of Minutes of Previous Meetings: May 5, 2025 and May 19, 2025.

V. Communications & Reports of Committees

VI. The Board will elect its officers and liaisons to other Boards and Commissions and will make a recommendation to the Town Council for appointments to the Southern New Hampshire Planning Commission.

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.