



**Town of Bedford
PLANNING BOARD**

October 6, 2025

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

Revised: 9/25/2025

I. Call to Order and Roll Call

II. Old Business & Continued Hearings:

1. **Robert Golub (Applicant) and Bedford RLG Properties LLC (Owner)-** Request for Site Plan approval of a single-story, 150,000 square foot commercial building to be used for a speculative use of either warehousing, light manufacturing or manufacturing, with 36 loading bays and 275 parking spaces, together with associated site improvements at 308 South River Road, Lot 24-98-19, Zoned PZ. *(This application was continued from the July 14th meeting.)*

III. New Business:

1. **MaxEdge Fitness Training, LLC dba Flight House Gym (Applicant) and ER Bedford, LLC c/o Encore Retail, LLC (Owner)** – Request for Site Plan approval for Flight House Gym, a 2-story, 30,000 square foot fitness facility, located at 125 South River Road (Market & Main), Lot 12-33, Zoned PZ. *(This application was postponed from the September 8th meeting.) This application is postponed to the October 20, 2025, Planning Board meeting per request of the applicant.*

IV. Concept Proposals and Other Business:

1. **Ryan Bielagus (Applicant) and 9 Sunset Lane, LLC (Owner)** – Request for conceptual discussion of Sunset Lane Estates, a proposed 12-unit townhouse development with 10% of the units designated as workforce rental units, located at 9 Sunset Lane, Lots 24-98-10, Zoned PZ.
2. **South River Road Ventures, LLC / SRR Bedford NH Ventures, LLC (Applicant & Owner)** – Request for conceptual discussion of a proposed gas station, convenience store, and carwash located off South River Road, Lot 35-3-1, Zoned PZ.

V. Approval of Minutes of Previous Meetings: September 8, 2025

VI. Communications to Board

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.