



Town of Bedford PLANNING BOARD

October 20, 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. **Lauren Messina (Owner & Applicant)** – Request for approval of a Home Occupation Permit to allow expansion of a previously approved hair salon at 157 Nashua Road, Lot 32-19, Zoned R&A.
2. **Early Bird Enterprise, LLC (Owner & Applicant)** – Request for subdivision approval to subdivide one existing residential lot into two lots at 61 Plummer Road, Lot 13-1-1, Zoned GR.
3. **TT of Willow, LLC (Owner & Applicant)** – Request for a Performance Zone Sign Waiver to allow up to 72.08 sq. ft. of wall mounted signs and allow up to 97.44 sq. ft. of ground signs for the Genesis dealership at 213 South River Road, Lot 22-28, Zoned PZ.
4. **Amerco Real Estate Company (Owner) & U-Haul Company of New Hampshire (Applicant)** – Request for a time-extension of a previously approved Site Plan for a one-story 17,012 square foot warehouse storage facility at 451 South River Road, Lot 36-6-1, Zoned PZ.
5. **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.

IV. Concept Proposals and Other Business: None

V. Approval of Minutes of Previous Meetings: September 29, 2025 & October 6, 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.