



**Town of Bedford
PLANNING BOARD**

November 17, 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. **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. *(This application was continued from the October 20th meeting.)*

III. New Business:

1. **TRC Investments Three, LLC (Owner & Applicant)** – Request for a Performance Zone Sign Waiver to permit modifications to a pre-existing non-conforming 30 sq. ft. pylon sign at 26 South River Road, Lot 11-11, Zoned PZ.
2. **Armond LeBlanc Revocable Trust and 1928 & Beyond LLC (Owners and Applicants)** – Request for Site Plan Approval to allow for the demolition of an existing three-story structure and construct additional parking to support the existing plumbing and heating business at 41 & 45 South River Road, Lot 46-38 and 46-39, Zoned PZ.

IV. Concept Proposals and Other Business:

1. Discussion of 2026 Draft Zoning Amendments

V. Approval of Minutes of Previous Meetings: November 3, 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.