



**Town of Bedford
PLANNING BOARD
December 15, 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. **Manchester Country Club (Owner & Applicant)** – Request for approval for a Conditional Use Permit under Article XV, Section 275-105 for Stream Buffer disturbance to implement streambank stabilization and restoration improvements along Chandler Brook, within the Manchester Country Club, at 180 South River Road, Lot 22-52, Zoned PZ.
2. **St. Dynamic Venture, LLC (Applicant) and Owoseni E. Omowaye (Owner)** – Request for approval of a Home Occupation Permit to allow a wholesale car dealership as a home office, with no outside storage of vehicles, at 62 Palomino Road, Lot 11-24-15, Zoned GR.
3. **Early Bird Enterprise, LLC (Owner & Applicant)** – Request for Site Plan approval to allow exterior modifications and site improvements to an existing 3-unit, multi-family development at 61 Plummer Road, Lot 13-1-1, Zoned GR.

IV. Concept Proposals and Other Business:

1. The Planning Board will read and post all proposed 2026 zoning amendments and citizens' petitions, and the Board will officially announce the dates of the two public hearings on January 5, 2026 and January 12, 2026.

V. Approval of Minutes of Previous Meetings: December 1, 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.