



**Town of Bedford
PLANNING BOARD
April 6, 2026**

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. **Marie Houle and Maude Lemaire (Owner & Applicant)** – Request for approval of a Level II Home Occupation Permit to allow a Pilates studio at 234 Joppa Hill Road, Lot 16-29-4, Zoned R&A
 2. **Group 1 Automotive, Inc. (Applicant) & Group 1 Realty, Inc. (Owners)** – Request for approval of a Lot Line Adjustment at 5A East Point Drive, Lots 36-98-42, 35-98-40 and 35-98-50, Zoned PZ.
 3. **West Keene Street, LLC (Owner & Applicant)** - Request for waivers to Sections 325.9 and 321.1.3 of the Land Development Control Regulations, for a previously approved Cottage Court Housing Development, located off Constitution Drive, Lot 13-72, Zoned OF.
 4. **265 SRR, LLC and Rockfish REI, LLC (Owners and Applicants)** – Request for approval of a Site Plan for a two-story, 19,270 square-foot professional and medical office building at 269 and 265 South River Road, Lots 24-1-1 and 24-98-7, Zoned PZ.
- IV. Concept Proposals and Other Business:** None
- V. Approval of Minutes of Previous Meetings:** March 9, 2026
- VI. Communications to the Board**
- VII. Reports of Committees**
- VIII. 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.