



**Town of Bedford
PLANNING BOARD AGENDA
March 23, 2020**

BCTV Meeting Room | 7:00 P.M. | 10 Meetinghouse Road

I. Call to Order and Roll Call

II. Old Business & Continued Hearings: None

III. New Business:

1. Riley Investment Properties, LLC (Owner) – Request for approval to subdivide 189 and 193 South River Road into three separate commercial parcels, Lots 22-87 and 22-23, Zoned PZ.
2. Mega-X, LLC c/o Elie El Chalfoun (Applicant), Riley Investment Properties, LLC (Owner) – Request for a conditional use permit and site plan approval to construct a gasoline service station with a 3,400 square-foot convenience store and an attached 1,200 square-foot fast food restaurant with drive-through service facilities and associated site improvements at 189 and 193 South River Road, Lots 22-87 and 22-23, Zoned PZ.
3. Lyophilization Services of New England, Inc. (Owner) – Request for approval of a site plan amendment to modify a previously approved office & warehouse building addition to expand the size of the addition from 18,881 square-feet to 47,900 square-feet and associated site changes at 7 Commerce Drive, Lot 24-99-4, Zoned PZ

IV. Concept Proposals and Other Business:

4. ER Bedford, LLC c/o Encore Retail, LLC (Owner) – Request for Design Review of a Site Plan for the Market & Main mixed-use development, proposing changes to eliminate proposed office uses; to reduce retail uses; to modify the hotel use; minor changes to the restaurant uses, cinema, and parking garage; and to add 200 upper level multi-family units in two buildings with associated architectural and site changes, at 125 South River Road, Lots 12-33 and 12-33-2, Zoned PZ. *(continued from February 10, 2020)*

V. Approval of Minutes of Previous Meetings

VI. Communications to the Board

VII. Reports of Committees

VIII. Adjournment

Applicants must be prepared for presentations at 7:00 pm. Any person with a disability who wishes to attend this public meeting and needs to be provided a reasonable accommodation in order to participate, please call Christine Szostak at 792-1304 at least 72 hours in advance.