



**Town of Bedford  
PLANNING BOARD  
February 14, 2022**

Town Meeting Room at BCTV– 7 P.M. - 10 Meetinghouse Road

*([Click here to display a Google Map w/application locations and links to staff reports.](#))*

**I. Call to Order and Roll Call**

**II. Old Business & Continued Hearings:**

**III. New Business:**

1. **Manor Building Development, LLC (Applicant) & PBL Properties, LLC (Owner)** – Request for a 10-lot Cluster Residential Subdivision, located at 72 New Boston Road and Roblin Road, Lot 1-44, Zoned RA.
2. **Jack Carnevale (Applicant) and Carnevale Spa Associates, LLC (Owner)** – Request for Lot Line Adjustment and Consolidation Approval for three lots, located on Olde Bedford Way, Lots 10-50-5, 13-40-1 & 13-40-2, Zoned CO & RA.
3. **Carnevale Spa Associates, LLC (Applicant & Owner)** – Request for Site Plan Approval for a nine-unit single-family age-restricted (elderly housing) development, located at 18 Olde Bedford Way, Lots 13-40-2 & 10-50-5, Zoned CO & RA.
4. **West Street Keene, LLC c/o Riley Enterprises (Applicant & Owner)** – Request for Site Plan Approval for a change of use to convert a 3,024 SF restaurant use to a personal service establishment, located at 28 South River Road, Lot 11-12, Zoned PZ.
5. **ER Bedford, LLC c/o Encore Retail, LLC (Applicant & Owner)** – Request for final architectural approval of six buildings (Buildings C1, C2, D, F, G and the Barn) in the proposed ‘Market & Main’ mixed-use development at 125 South River Road (former Macy’s site), Lots 12-33, 12-33-1 & 12-33-2, Zoned PZ.

**IV. Concept Proposals and Other Business: None**

**V. Approval of Minutes of Previous Meetings (January 24, 2022)**

**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.*