



Town of Bedford  
PLANNING BOARD AGENDA  
April 6, 2020, 7:00 P.M.  
**Revised: April 6, 2020**

[\(Click here to access a GOOGLE Map with applications, listed by date, and staff reports.\)](#)

*Due to the Coronavirus crisis and in accordance with Governor Sununu's Emergency Order #12 pursuant to Executive Order 2020-04, the Planning Board is using the Zoom platform to conduct this meeting electronically. Please note that there is no physical location for this meeting and the BCTV building is closed to the public.*

*The Town of Bedford is providing public access to the Zoom meeting by telephone, and the meeting will also be broadcast live on BCTV's Channel 22. Members of the public have access to listen and participate in Zoom meeting by dialing 1-929-205-6099 and entering the meeting ID 180 018 984 and Password 837792.*

*Planning staff will also be accepting questions and comments by email at [planning@bedfordnh.org](mailto:planning@bedfordnh.org). Please notify staff by email if there are technological issues with the audio transmission during the meeting.*

**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. **This application has been postponed to the May 18, 2020 Planning Board meeting at the request of the applicant.**
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. **This application has been postponed to the May 18, 2020 Planning Board meeting at the request of the applicant.**
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 32,341 square-feet and associated site changes at 7 Commerce Drive, Lot 24-99-4, Zoned PZ.

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

**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.*