



**Town of Bedford  
PLANNING BOARD**

**July 17, 2023**

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

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

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

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

1. **Encore Retail, LLC (Applicant), ER Bedford, LLC (Owner)** – Request for three sign waivers to allow two freestanding signs and the approval of sign design guidelines as a substitution for the PZ Sign Standards, within the development at ‘Market & Main,’ located at 125 South River Road, Lot 12-33, Zoned PZ. *(Continued from the June 26, 2023 meeting)*

**III. New Business:**

1. **Eleven Atwood, LLC (Applicant & Owner)** – Request for Site Plan approval for a parking lot expansion to serve the Linder Dental medical office building, located at 11 Atwood Lane, Lot 12-16 & 12-18, Zoned PZ
2. **U-Haul Company of New Hampshire (Applicant) and Amerco Real Estate Company (Owner)** – Request for site plan amendment for removal of 5 mini-storage and warehouse buildings and construction of a 16,890 sq. ft. mini-warehouse facility, located at 451 South River Road, Lot 36-6-1, Zoned PZ. *(At the request of the applicant, this application is postponed to the August 14, 2023 meeting.)*

**IV. Concept Proposals and Other Business:**

1. **Munson and Associates, LLC (Applicant), ER Bedford, LLC (Owner)** – Request for conceptual site plan review for a 5-story, 62-unit, multi-family independent senior living residence (55+), located at 125 South River Road, Lot 12-33, Zoned PZ.
2. **Steel Family Legacy Trust (Owner) and Group 1 Automotive, Inc. (Applicant)** – Request for review of a conceptual plan for an automobile dealership with associated parking and automotive service facilities, located at 5A East Point Drive, Lot 36-98-42, Zoned PZ.

**V. Approval of Minutes of Previous Meetings (June 26, 2023 meeting)**

**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.*