



**Town of Bedford**  
**PLANNING BOARD AGENDA**  
**September 14, 2020**  
**7:00 P.M.**  
*Revised: September 14, 2020*

*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 meeting live on BCTV, streaming at [www.Bedfordnh.org/393/BCTV](http://www.Bedfordnh.org/393/BCTV), and by calling into the meeting. Please email [planning@bedfordnh.org](mailto:planning@bedfordnh.org) or call 603-472-5243 to receive the call-in information.*

*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.*

*([Click here to display a Google Map with applications listed by date, and links to staff reports.](#))*

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

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

- 1. ER Bedford, LLC c/o Encore Retail, LLC (Owner)** – Request for approval of a site plan and associated waiver requests, for the proposed Market & Main mixed-use development to include three additional buildings comprising 40,561 square feet of retail uses, 20,046 square feet of restaurant uses, a cinema with 11 screens (1800 seats), 200 upper level multi-family units, a 90-room hotel, and associated architectural and site changes at 125 South River Road, Lots 12-33, 12-33-1 and 12-33-2, Zoned PZ. *This application was postponed from the August 17, 2020 meeting.*
- 2. I & Q Enterprises, LLC (Owner)** – Request for approval of a Conditional Use Permit to allow six electronic readerboard signs over gasoline pump stations at 381 Boynton Street, Lot 44-23, Zoned HC. *This application was postponed from the August 17, 2020 meeting.*

**III. New Business**

- 3. 206 Route 101, LLC & Bow Lane Bedford, LLC (Owners)** – Request for approval of a site plan amendment for a previously approved 93-unit workforce housing development on Chestnut Drive, Lots 20-22-14, 20-99-1, 20-99-2, 20-99-3, and 20-99-4, Zoned CO.

4. **Bar Harbor Bank & Trust (Applicant), R.K. Bedford, LLC (Owner)** – Request for approval of a sign waiver to install a monument sign on a parcel with two existing monument signs at 7 Kilton Road, Lot 12-23, Zoned PZ. *Postponed to the October 12, 2020 Planning Board meeting at the request of the applicant.*
5. **New Hope Christian Fellowship (Owner)** – Request for site plan approval to convert an existing single-family residence to a church at 445 NH Route 101 and associated improvements including a 482 square-foot building addition and parking and access improvements, Lot 31-44-1, Zoned R&A.

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

6. The Planning Board will review and offer comments on the proposed Capital Improvements Plan for 2021.

**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.*