

**TOWN OF BEDFORD**  
**January 11, 2024**  
**PLANNING BOARD**  
**SITE WALK MINUTES**

A site walk of the Bedford Planning Board was held on Thursday, January 11, 2024 at 66 Hawthorne Drive, Bedford, NH to view the former Bentley Commons assisted living facility, which is proposed for a change of use to an 85 unit multifamily apartment building.

Members present included: Harold Newberry, Priscilla Malcolm, Phil Greazzo, Chris Swiniarski, Becky Hebert (Planning Director), and Lucia Amaya (Land Use & Development Planner). Also participating in the site walk were the applicant's representatives including: Michael Lefavor, Chris Cormier, Viktoria Alkova, Jonathan Devine of TF Moran, Attorney Pat Panciocco and Fred Matuszewski.

Mr. Lefavor started the site walk at 9:35 a.m.

Ms. Hebert noted that there were a few ground rules for the site walk. The site walk is a public meeting of the Planning Board and she would be taking minutes for the meeting. The purpose is informational and in preparation for the hearing for the Site Plan application. Participants should withhold their comments and opinions until the public hearing, but may ask questions during the site walk. She also reminded everyone to avoid having side conversations about the project.

Mr. Lefavor gave an overview of the uses proposed for the lower level of the building including a leasing and management office, mail center and common areas for tenants. He showed the Board several apartment units, including an example of a studio, one-bedroom and two bedroom unit. He said the building has predominately one-bedroom units and that the studio units are 480 sq. ft. which is generous in size for a studio. There are 15 studios, 56 one-bedrooms and 14 two-bedroom units.

The group continued to look at examples of apartment units. Mr. Lefavor explained that there would be storage space on each level for tenants and bike storage indoors. He also said each level would be set up with a laundry center. The group viewed the common spaces on the ground floor, including the common area lounge, proposed fitness rooms, dog washing station, commercial kitchen, bistro/screening room and patio. Mr. Lefavor said the lower level would have a secondary entrance to the building and the doors would be controlled with a fab key. This would be a closer walk to the rear parking lot.

The group walked outside to view the parking area. Mr. Devine gave an overview of the proposed parking lot improvements.

The site walk concluded at 10:20 a.m.

Respectfully submitted by  
Becky Hebert, Planning Director