



**Town of Bedford  
PLANNING BOARD  
January 24, 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:**

1. The Planning Board will conduct the second public hearing on proposed zoning amendments submitted by the Planning Board. The full text of the amendments is available in the Town Clerk & Planning offices during normal business hours and on the Town website at [www.bedfordnh.org](http://www.bedfordnh.org).
2. **ER Bedford, LLC c/o Encore Retail, LLC (Applicant & Owner)** – Final review of the traffic impacts and final approval of the traffic study and off-site improvement plan, as a condition of approval for the November 8, 2021 Planning Board Approval for a mixed-use development at the Market and Main site, with 24,178 SF existing and 174,000 SF of additional development, including retail, restaurant, office and hotel uses, located at 125 South River Road, Lots 12-33, 12-33-1 & 12-33-2, Zoned PZ.

**III. New Business:**

1. **Amber Bedford Associates, LLC (Applicant & Owner)** – Request for Site Plan Amendment Approval and a waiver from Section 275-65(D) of the Zoning Ordinance for two dumpsters without the required landscape screening at 10 Iron Horse Drive, Lot 35-13, Zoned PZ.
2. **Riley Investment Properties, LLC (Applicant & Owner)** – Request for Site Plan Approval for a change of use to convert 10,300 SF of first floor office space to a commercial recreation use, located at 21 Commerce Park North, Lot 24-19, Zoned PZ.
3. The Planning Board will hold a Public Hearing on proposed amendments to the Land Development Control Regulations, Article 120 – Impact Fees, for adjustments to the School and Recreation fee amounts.

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

**V. Approval of Minutes of Previous Meetings (January 10, 2022)**

**V. Communications to the Board**

**VI. Reports of Committees**

**VII. 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.*