



**Town of Bedford  
PLANNING BOARD AGENDA  
May 18, 2020  
7:00 P.M.**

*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/BCTV](http://www.Bedfordnh.org/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: None**

**III. New Business:**

1. Robert Gendron (Owner) – Request for approval of a time extension to meet conditions of approval for a phased subdivision to create two new lots at 99 McAllister Road, Lot 2-12, Zoned R&A.
2. Shane Patel (Applicant), Akhil Hotel Group, LLC (Owner) – Request for approval of a time extension to meet conditions of approval for a site plan to construct a five-story, 120 room extended stay hotel and associated improvements at 270 South River Road, Lot 24-98-8, Zoned PZ.
3. 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.
4. 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.

5. Mega-X, LLC c/o Elie El Chalfoun (Applicant), Riley Investment Properties, LLC (Owner) – Request for approval of a sign waiver to allow an off-premises monument sign, additional building and monument signage, and electronic readerboard signage for a proposed gasoline service station, convenience store, and fast food restaurant at 189 and 193 South River Road, Lots 22-87 and 22-23, 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.*