



**Town of Bedford  
PLANNING BOARD  
June 26, 2023**

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. Election of Officers (2023 – 2024)**

**III. Old Business & Continued Hearings: None**

**IV. New Business:**

1. **Dan O'Rourke (Applicant & Owner)** – Request for approval of a Conditional Use Permit for a detached accessory apartment, located at 390 Boynton Street, Lot 44-22, Zoned GR.
2. **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.

**V. 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. *(At the request of the applicant, this application is postponed to July 17, 2023.)*

**VI. Approval of Minutes of Previous Meetings (June 12, 2023 meeting)**

**VII. Communications to the Board**

**VIII. Reports of Committees**

**IX. 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.*