



**Town of Bedford
PLANNING BOARD**

July 19, 2021

BCTV Meeting Room – 7 P.M. - 10 Meetinghouse Road

[\(Click here to display a Google Map with application locations and links to staff reports\)](#)

I. Call to Order and Roll Call

II. Old Business & Continued Hearings: None

III. New Business:

1. **Animal Rescue League of New Hampshire (Applicant & Owner)** - Request for a Conditional Use Permit for a freestanding sign located at 545 NH Route 101, Lot 30-15-29, Zoned R&A.
2. **Town of Bedford (Applicant & Owner)** – Request for a 10,043 square foot lease lot around the Stevens Buswell Building located at 18 & 24 North Amherst Road, Lots 20-95 and 20-46, Zoned R&A.
3. **Mega-X, LLC c/o Elie ElChafoun (Applicant) and Riley Investment Properties (Owner)** – Request for Site Plan Amendment for architectural and sign modifications located at 195 South River Road, Lot 22-23, Zoned PZ.

IV. Concept Proposals and Other Business:

1. **ER Bedford LLC c/o Encore Retail LLC (Applicant & Owner)** – Request for conceptual discussion of a site plan for a proposed mixed-use development at the Market and Main site, with 28,878 SF existing and 187,300 SF of additional development, including retail, restaurants, office and hotel uses, located at 125 South River Road, Lot 12-33, Zoned PZ.
2. **Elie Naser (Applicant & Owner)** – Request for a conceptual discussion of a site plan amendment for a change of use from second-floor commercial space to a workforce housing 4-unit multi-family residential use, located at 4 Ridgewood Road, Lot 12-5, Zoned PZ.
3. **SNHPC Committee Assignments**
4. **Subdivision and Site Plan Application Checklists**

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.*