



**Town of Bedford**  
**PLANNING BOARD AGENDA**  
**August 17, 2020**  
**7:00 P.M.**  
*Revised: August 17, 2020*

*([Click here to display a Google Map with applications listed by date, and links to staff reports.](#))*

*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.*

**I. Call to Order and Roll Call**

**II. Old Business & Continued Hearings:**

- ER Bedford, LLC c/o Encore Retail, LLC (Owner)** – Request for approval of a site plan and associated waiver requests, for the proposed Market & Main mixed-use development to include three additional buildings comprising 40,561 square feet of retail uses, 20,046 square feet of restaurant uses, a cinema with 11 screens (1800 seats), 200 upper level multi-family units, a 90-room hotel, and associated architectural and site changes at 125 South River Road, Lots 12-33, 12-33-1 and 12-33-2, Zoned PZ. *This application was postponed from the August 3, 2020 meeting at the request of the applicant.*
- I & Q Enterprises, LLC (Owner)** – Request for approval of a Conditional Use Permit to allow six electronic readerboard signs over gasoline pump stations at 381 Boynton Street, Lot 44-23, Zoned HC. *This application has been postponed to the September 14, 2020 meeting at the request of the applicant.*

**III. New Business:**

- Glen & Darlene Mangan (Owners)** – Request for approval of a lot line adjustment between two residential parcels in a cluster residential development at Green Meadow Lane, Lots 37-21-14 and 37-21-15, Zoned R&A.

4. **Michael McDonough (Applicant), LMJ Properties, LLC (Owner)** - Request for approval to subdivide one lot into three residential parcels at 98 Perry Road and Joppa Hill Road, Lot 18-7-6, Zoned R&A.
5. **226 South River Road, LLC c/o Riley Enterprises, Inc. (Owner)** – Request for approval of a site plan amendment to convert the former Canoe Restaurant to a fast-food restaurant with drive-through service facilities and a high turnover restaurant with a bar, and associated site and architectural changes at 216 South River Road, Lot 22-31-1, Zoned PZ.
6. **Eckman Construction Company Inc. (Applicant), Silver Stream Properties, LLC (Owner)** – Request for approval of a site plan to construct Phase II improvements, including a two-story 8,980 square-foot office and light industrial building addition and an expanded parking area, at Bellemore Drive, Lot 1-18-20, Zoned SI.

**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.*