



**Town of Bedford  
PLANNING BOARD  
November 20, 2023**

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

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

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

1. **470 Route 101 West, LLC (Owner)** – Request for approval of a Conditional Use Permit to allow electronic reader board signs over gasoline pump stations, to allow an electronic reader board sign displaying the gas pricing on an existing freestanding sign and to permit modifications to an existing non-conforming freestanding sign, at 470 Route 101, Lot 31-14, Zoned HC. (*Continued from the October 16, 2023 Planning Board meeting.*)

**III. New Business:**

1. **Tri-State Malted Waffle Realty, LLC and Susannah Kopcho & Rita Sohlich (Owners & Applicants)** – Request for approval of a lot line adjustment between two parcels at 14 & 22 Church Street, Lots 20-55 & 20-59, Zoned R&A.

**IV. Concept Proposals and Other Business:**

1. **TT of Willow, LLC (Applicant) and 11 South River Road, LLC c/o Riley Enterprises, Inc. (Owner)** – Request for review of a conceptual plan for a proposed automobile dealership (33,300 sq. ft.) for Genesis Autofair Manchester, with associated parking and automotive service facilities, located at 213 South River Road, Lot 22-27 & 22-28, Zoned PZ.

**V. Approval of Minutes of Previous Meetings:** October 30, 2023 meeting

**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.*