

**TOWN OF BEDFORD**  
**June 1, 2020**  
**PLANNING BOARD**  
**MINUTES**

A remote Zoom platform meeting of the Bedford Planning Board was held on Monday, June 1, 2020. Members who were present remotely: Hal Newberry (Acting Chairman), Bill Duschatko (Town Council), Kelleigh Murphy, Steve Clough, Priscilla Malcolm, Charlie Fairman (Alternate), Matt Sullivan (Alternate), John Quintal (Alternate), Karin Elmer (Planner I), Becky Hebert (Planning Director), and Mark Connors (Assistant Planning Director)

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

Acting Chairman Newberry called the remote meeting to order at 7:00pm. Jon Levenstein (Chairman), regular member Mac McMahon, Town Council alternate Phil Greazzo, Rick Sawyer (Town Manager), and Jeff Foote (Public Works Director) were absent. The position of Secretary to the Planning Board is presently vacant. Mr. Fairman and Mr. Sullivan were appointed to vote.

*Ms. Hebert stated due to the Corona Virus crisis and in accordance with Governor Sununu's Emergency Order #12 and pursuant to Executive Order #2020-04, the Planning Board is authorized to meet electronically. This meeting is being conducted using the Zoom platform and all members of the Planning Board have the ability to communicate with each other during the meeting, and members of the public has access to listen and participate in the meeting using BCTV broadcast or by logging into the Zoom meeting. There are instructions on how to log into the Zoom on the screen of the BCTV broadcast and instructions have also been published in advanced of this meeting with directions on how to reach Planning staff to get information about how to join the meeting.*

*There is no physical location for this meeting, which is permissible pursuant to the Governor's order, the Town of Bedford is providing public access to the Zoom telephone and the meeting is also being broadcast live on BCTV's Channel 22. Members of the public or folks watching from home may email staff directly at [Planning@bedfordnh.org](mailto:Planning@bedfordnh.org) and we will be monitoring this email account throughout the meeting. You may also participate and ask questions using the Zoom platform and the phone number for participating via Zoom is listed on the BCTV screen and members of the public can also be given instructions by emailing us at [Planning@bedfordnh.org](mailto:Planning@bedfordnh.org)*

*All votes tonight will be taken as a roll call vote. If there are technological issues during the meeting, the Chair will recess the meeting first and we will try resolve any technical issues. If it has become apparent that the meeting cannot continue or if for some reason the meeting is discontinued due to technological issues, the applications will be postponed and the meeting will be adjourned immediately.*

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

**III. New Business:**

1. **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.

**IV. Concept Proposals and Other Business: None**

Acting Chairman Newberry stated we have some late information tonight before voting to accept the agenda. Ms. Hebert stated at the request of the applicant, the Market & Main site plan application has been postponed from tonight's meeting agenda, and the Board would not be accepting the application as complete at tonight's meeting. The applicant has requested to be postponed to a date that has yet to be determined. Staff would recommend that the application be postponed to the next available Planning Board meeting, which would be June 22, 2020. If the applicant needs more time, they can request a further postponement and abutters would be re-notified.

Ms. Hebert stated we know this is disappointing for folks from Bedford, and residents and the public who have been following this application closely. We just received this news hours before the meeting. We will be publishing a notice on the Town's Facebook page and BCTV will be posting notice once this meeting adjourns notifying the public of the postponement of this application. Future meeting dates will be advertised in our usual manner and will be available on the Town's website.

Acting Chairman Newberry asked we do not need to vote on the agenda? Ms. Hebert responded that is correct. Acting Chairman Newberry stated I think we do have one or two agenda items that we could address.

**V. Approval of Minutes of Previous Meetings:**

Amendment: 'Vice President Newberry' should be changed to 'Vice Chairman Newberry.'

**MOTION by Ms. Murphy to approve the minutes of the February 10, 2020 Planning Board meeting as amended. Mr. Sullivan duly seconded the motion. On a unanimous roll call vote, the motion carried, with Ms. Malcolm, Mr. Clough, and Mr. Quintal abstained.**

**VI. Communications to the Board: None**

**VII. Reports of Committees:** None

**VIII. Adjournment:**

**MOTION by Councilor Duschatko to adjourn at 7:20pm. Ms. Murphy duly seconded the motion. On a unanimous roll call vote, the motion to adjourn carried.**

Respectfully submitted by  
Valerie J. Emmons