



**Town of Bedford
PLANNING BOARD AGENDA
December 7, 2020
7:00 P.M.**

Revised: December 1, 2020

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/393/BCTV, and by calling into the meeting. Please email 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. 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: None

III. New Business:

1. **Vista Heights Properties, LLC (Owner)** – Request for approval of a subdivision to create one new commercial parcel at 250 South River Road (where the Country Inn & Suites is located), Lot 23-98-3, Zoned PZ.

IV. Concept Proposals and Other Business:

2. **Vista Heights Properties, LLC (Owner)** – Request for conceptual review of a site plan for a proposed 10,005 square-foot microbrewery with a tasting room and associated improvements at 250 South River Road, Lot 23-98-3, Zoned PZ.
3. **Windham Realty, LLC (Owner)** – Request for conceptual review of a proposed subdivision to create a separate lot for 177 South River Road, Lot 22-94, Zoned PZ.
4. Discussion of Draft 2021 Zoning Amendments
5. Discussion with Master Plan Working Group
6. Development Update

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.