



**Town of Bedford  
PLANNING BOARD  
October 25, 2021**

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

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

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

**III. New Business:**

1. **Circle Drive Associates, LLC (Applicant & Owner)** – Request to amend the conditions of final site plan approval granted by the Planning Board on October 13, 2020, for the proposed Sebbins Brook Crossing residential development, which includes 142 units of multifamily workforce housing and 96 units of elderly housing (age 55 and over), at South River Road across from Iron Horse Drive, Lots 35-98-5 and 35-98-40, Zoned PZ.
2. **Mega-X, LLC c/o Elie ElChafoun (Applicant) and New Sunset Realty, LLC (Owner)** – Request for Site Plan Amendment to amend the proposed hours of operation from 5AM to 11PM daily, to 24 hours per day for a gasoline service station and convenience store, located at 195 South River Road, Lot 22-23, Zoned PZ.

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

1. **Charles River Realty Group (Applicant) and River Glen Development c/o Adobe Builders of NH (Owner)** – Request for a conceptual discussion for an electric automobile dealership and associated parking and site improvements, located at South River Road, Lot 35-3-1, Zoned PZ.

**V. Approval of Minutes of Previous Meetings (September 27, 2021 & October 11, 2021)**

**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.*