



**Town of Bedford  
PLANNING BOARD  
April 29, 2024**

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. **Harriet Fink (Owner & Applicant)** – Request for approval of a Conditional Use Permit to allow a detached accessory apartment at 32 Perry Road, Lot 18-5, Zoned R&A.
  2. **William & Diana Thomas and Anthony & Maureen Grande (Owners & Applicants)** – Request for approval of a lot line adjustment between two parcels at 17 & 23 Olde English Road, Lots 33-17-8 & 33-46-21, Zoned R&A.
  3. **Group 1 Automotive Inc. (Owner & Applicant)** - Request for a Performance Zone sign waiver to allow a 186.7 sq. ft. wall sign for the Toyota Dealership along with four additional wall signs for directional and site identification, and to permit a 24-foot tall internally illuminated pylon sign, at 5A East Point Drive, Lot 36-98-42, Zoned PZ.
  4. **Bedford Historical Society (Applicant) and Town of Bedford (Owner)** – Request for Site Plan approval to change the use of the former Stevens Buswell School to a community center, at 18 North Amherst Road, Lot 20-46 & 20-96, Zoned R&A and within the Historic District.
  5. **Bedford Retail Management, LLC (Owner) and Corestates Group c/o Stonefield Engineering & Design (Applicant)** – Request for final Site Plan review for a proposed bank (Chase Bank) with associated parking and drive-thru service, located at 67 & 69 South River Road, Lots 46-48 & 46-49, Zoned PZ.
- IV. Concept Proposals and Other Business:**
  1. **Public Hearing** – Proposed amendment to Section 236, Fire Cisterns, of the Bedford Land Development Control Regulations (*Postponed from the April 8, 2024 meeting.*)
- V. Approval of Minutes of Previous Meetings:** April 8, 2024 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 to participate, please call Christine Szostak at 792-1304 at least 72 hours in advance.*