



**TOWN OF BEDFORD
ZONING BOARD OF ADJUSTMENT AGENDA
June 21, 2022**

Town Meeting Room at BCTV | 7:00 P.M. | 10 Meetinghouse Road

Revised 6/17/2022

[*\(Click here to display a Google Map w/application locations and links to staff reports.\)*](#)

I. Call to Order and Roll Call

II. Election of Officers

III. Approval of Minutes: May 17, 2022

IV. Old Business & Continued Hearings: None

V. Discussion:

- 1. Jeffrey Riley** – Request for Rehearing for a variance from Article III, Section 275-21.F(1)(a)[2] to permit a Level II Home Occupation in a detached garage where such use is required to be within the primary residence or attached garage or barn at 6 Lynn Drive, Lot 22-75-02, Zoned R&A.
- 2. Haya Khurshid Alam Revocable Trust** - – Request for Rehearing for a variance from Article III, Section 275-21B(2)(d) to allow a 28-unit market-rate elderly housing development to be served by private onsite septic where municipal sewer is required at Route 101, Map 31, Lot 44-29, Zoned Commercial

VI. New Business:

- 3. Michael Franzino** – Request for a variance from Article III, Section 275-22.A & Table 1 in order to construct an addition 14.5 feet from the front property line where 35 feet is required at 115 Bedford Center Road, Lot 20-45, Zoned R&A.
- 4. Daniel O'Rourke** - Request for a variance from Article III, Section 275-21.J and Table 2, Table of Uses, to permit a detached accessory dwelling unit where it is not allowed in the GR zone, at 390 Boynton Street, Lot 44-22, Zoned GR.
- 5. Daniel O'Rourke** - Request for a variance from Article III, Section 275-21.J(2) to permit a 1,630 sq. ft. detached accessory dwelling unit where such use is limited to not more than 1,000 square feet at 390 Boynton Street, Lot 44-22, Zoned GR.
- 6. 209 Route 101, LLC and Millennium Running** - Request for a variance from Article I, Section 275-6, Definition of accessory use, to allow a stormwater treatment pond as an accessory use to a proposed commercial development within the Commercial Zone, to be constructed within land Zoned R&A on a split zoned lot, where accessory uses need to be located on the same lot and within the same zoning district as the principal use, at 137 Bedford Center Road, Map 20, Lot 41, Zoned Commercial and R&A. *(At the request of the applicant, this application is postponed to the July 19, 2022 Meeting.)*
- 7. 209 Route 101, LLC and Millennium Running** - Request for a variance from Article III, Section 275-21.F(2) Buffer zone, to allow impacts to the portion of the Buffer located in the commercially zoned portion of the property, at 137 Bedford Center Road, Map 20, Lot 41, Zoned Commercial and R&A zoning districts. *(At the request of the applicant, this application is postponed to the July 19, 2022 Meeting.)*

8. 276 Route 101A, LLC – Request for a variance from Article III, Section 275-21, Table 2, Table of Uses, to allow 8,000 sq. ft. within an existing warehouse building to be converted to a light manufacturing use at 276 Route 101, Map 27, Lot 29, Zoned Commercial.

VII. 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.