



**TOWN OF BEDFORD
ZONING BOARD OF ADJUSTMENT AGENDA**

Revised May 31, 2024

June 18, 2024

Town Meeting Room at BCTV | **6:30 P.M.** | 10 Meetinghouse Road

I. Call to Order and Roll Call

II. Approval of Minutes: May 21, 2024

III. Old Business & Continued Hearings: None

IV. New Business:

1. **Richard Chartier & Leslie Fillion** – Request for a variance from Article III, Section 275-21.J(2)(h) to allow an existing barn to be converted into a detached accessory apartment in the front yard where rear or side yard of the lot is required, at 10 Tinker Road, Lot 7-17, R&A Zone.
2. **Stone Blossom Landscaping & Design, LLC & Rick Wenzels Equipment LLC** – Request for a variance from Article III, Section 275-21(A) and Table of Uses, to permit the property to be used as an office and landscape contractor’s yard for storage of equipment and materials at 231 North Amherst Road, Lot 19-38-3, R&A Zone.
3. **TT of Willow & 11 S River Rd LLC c/o Riley Enterprises** – Request for a variance from Article IV, Section 275-27.A to permanently fill a 2,722 SF wetland at 213 South River Road, Lot 22-27 **and 22-28**, PZ Zone.
4. **TT of Willow & 11 S River Rd LLC c/o Riley Enterprises** – Request for a variance from Article IV, Section 275-28.A to build a retaining wall 25 feet from a wetland where a setback of 50 feet is required, at 213 South River Road, Lot 22-27 **and 22-28**, PZ Zone.
5. **435 Joppa Hill Rd LLC** – Request for a variance from Article III, Section 275-21.J(2)(h) to allow an existing detached accessory apartment in the front yard, where rear or side yard of the lot is required at 435 Joppa Hill Road, Lot 4-23-12, R&A Zone.

V. 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 603-792-1304 at least 72 hours in advance.