



TOWN OF BEDFORD ZONING BOARD OF ADJUSTMENT AGENDA July 15, 2025

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

I. Call to Order and Roll Call

II. Approval of Minutes: June 17, 2025

III. Old Business & Continued Hearings:

IV. New Business:

1. **Elizabeth and Alain Espinoza (owners and applicants)** - Request for a variance from Article III, Section 275-21.J.(2)(h) to allow the construction of a detached accessory dwelling unit in the front yard where such uses are required to occur in the side or rear yard, at 90 Joppa Hill Road, Map 29, Lot 22-58, Zoned Residential and Agricultural.
2. **209 Route 101 Realty, LLC (owner) and Millennium Running Properties, LLC (applicant)** - Request for a Special Exception in accordance with Article III, Section 275 Table 2, to allow for a 3,400 square foot garage together with a 1,600 square foot office space and an additional 4,000 square foot yoga studio building at 137 Bedford Center Road, Map 20, Lots 40 & 41, Zoned Commercial.
3. **Early Bird Enterprise, LLC (owner) and Andrew Sullivan, Esq. (applicant)**- Request for a variance from Article III, Section 275-21A and Table 2 to allow 3 dwelling units to remain on a newly configured lot at 61 Plummer Road, Map 13, Lot 1-1, Zoned General Residential.
4. **Early Bird Enterprise, LLC (owner) and Andrew Sullivan, Esq. (applicant)**- Request for a variance from Article III, Section 275-23 B(1)(a) and Section 275-23.C(1) to permit the expansion of a nonconforming use to increase the living space for a two family residential building (Building 1) from 2,050 square feet to 2,440 square feet total and increase the living space for a single (1) residential unit inside building 2 from 650 square feet to 936 square feet at 61 Plummer Road, Map 13, Lot 1-1, Zoned General Residential.

V. Adjournment

Applicants must be prepared for presentations at 6:30 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.