



**TOWN OF BEDFORD
ZONING BOARD OF ADJUSTMENT AGENDA
August 19, 2025**

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

I. Call to Order and Roll Call

II. Approval of Minutes: July 15, 2025

III. Old Business & Continued Hearings:

IV. New Business:

1. **Isaac Sacramento Cortes (Applicant and Owner)-** Request for a variance from Article III, Section 275-22.A and Table 1 of the Zoning Ordinance to permit a home addition 11 feet from the side property line whereas 25 feet is required at 402 Boynton St, Lot 45-3, Zoned GR.
2. **Maurice and Deborah Langlois (Applicant and Owner)-** Request for a variance from Article III, Section 275-22.A and Table 1 of the Zoning Ordinance to permit a 10' x 22' porch 22.4 feet from the side property line whereas 25 feet is required and 27.5 feet from the front property line whereas 35 feet is required at 38 Plummer Road, Lot 45-92, Zoned GR.
3. **Shane Kanaly (Applicant) & BNT Holdings LLC (Owner)-** Request for a variance from Article III, Section 275-22.A and Table 1 of the Zoning Ordinance to permit a deck 8 feet from the side property line whereas 25 feet is required at 65 Sebbins Pond Road, Lot 25-43, Zoned GR.
4. **Shane Kanaly (Applicant) & BNT Holdings LLC (Owner)-** Request for a variance from Article IV, Section 275-28 of the Zoning Ordinance to permit a deck 30 feet from Sebbins Pond whereas 50 feet is required at 65 Sebbins Pond Road, Lot 25-43, Zoned GR.
5. **RPM Fuels LLC (Applicant) & Net Lease Realty Inc. (Owner)-** Request for a variance from Article III, Section 275-22.A and Table 1 of the Zoning Ordinance to permit a cooler addition and dumpster enclosure 5 feet from the rear property line whereas 30 feet is required at 137 Route 101, Lot 20-8, Zoned HC.
6. **RPM Fuels LLC (Applicant) & Net Lease Realty Inc. (Owner)-** Request for a variance from Article IV, Section 275-28 to allow for a cooler addition and dumpster enclosure to be within the 50 foot wetland setback at 137 Route 101, Lot 20-8, Zoned HC.

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.