



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

January 16, 2024

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

Revised January 8, 2024

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

I. Call to Order and Roll Call

II. Approval of Minutes: November 20, 2023

III. Old Business & Continued Hearings:

1. **Doemling Living Trust, Nathan and Kristyn Doemling Trustees** – Request for a variance from Article III, Section 275-22.A. to construct a 30' x 45' attached barn/garage for an RV and storage space within 7 feet of the property line where 25 feet is required at 23 Pulpit Road, Lot 16-38-120, Zoned R&A. *[Tabled from the November 21, 2023 meeting].*

IV. New Business:

1. **Senior Living of Bedford** - Request for a variance from Article III. Section 275-23.C(1) to expand a non-conforming use, where expansion of a non-conforming use is not allowed, to construct additional parking at 24 Old Bedford Road, Lot 10-50-03, Zoned R&A. *[At the request of the applicant, this application was postponed from the December 19, 2023 meeting.]*
2. **Order of St. Benedict of NH** - Request for a variance from Article IV, Section 275-27A. to permanently fill 12,122 square feet and temporarily fill 587 square feet of wetland for the construction of a Track and Field Athletic Complex at the corner of Rundlett Hill Road and Worthley Road, Lot 42-62-01, Zoned GR. *[At the request of the applicant, this application was postponed from the December 19, 2023 meeting.]*
3. **90 West River Road, LLC (c/o IRR)** - Request for a variance from Article III, Section 275-21(A) and Table 2, Table of Uses, Footnote 34, to allow a drive-thru service associated with a coffee shop where such use is not allowed at 256 Wallace Road, Lot 20-38-01, Zoned CO. *[At the request of the applicant, this application was postponed to the February 20, 2024 meeting.]*

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 792-1304 at least 72 hours in advance.