

TOWN OF BEDFORD New Hampshire



TOWN OF BEDFORD ZONING BOARD OF ADJUSTMENT AGENDA

February 21, 2023

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

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

I. Call to Order and Roll Call

II. Approval of Minutes: December 20, 2022

III. Old Business & Continued Hearings: None.

IV. New Business:

1. **Mark and Ida Baddeley** – Request for a variance from Article IV, Section 275-28 to allow the replacement of an existing open-air deck within 42 feet of a wetland with an enclosed porch within 42 feet of a wetland where 50 feet is required, at 37 Elk Drive, Lot 31-18-25, R&A Zone.
2. **Gerard J. Dumas Family Trust and Pauline L. Dumas Revocable Trust** – Request for a variance from Article III, Section 275-21B(2)(b)[2] for a proposed 54-unit, elderly housing development (55+) on a tract of land without frontage on a Class II, IV, or V roadway where such frontage is required, at 227 Wallace Road, County Road, and Bow Lane, Lots 20-26, 20-27, 20-28, 27-24, and 27-110, R&A and CO Zones.
3. **Gerard J. Dumas Family Trust and Pauline L. Dumas Revocable Trust** – Request for a variance from Article III, Section 275-21B(3) and Article V, Section 275-31 to allow portions of an elderly housing development (55+) designed as a Cluster Residential Development to be located within the CO Zone on a split zoned parcel, where the Cluster Residential Development is not an allowed use in the CO Zone, at 227 Wallace Road, County Road, and Bow Lane, Lots 20-26, 20-27, 20-28, 27-24, and 27-110, R&A and CO Zones.
4. **Gerard J. Dumas Family Trust and Pauline L. Dumas Revocable Trust** – Request for a variance from Article III, Section 275-21B(3)(c) and Article V, Section 275-33B to allow an elderly housing development (55+) with a density of 54 units, designed as a Cluster Residential Development, where 14 units would be allowed in the R&A Zone, at 227 Wallace Road, County Road, and Bow Lane, Lots 20-26, 20-27, 20-28, 27-24, and 27-110, R&A and CO Zones.
5. **Gerard J. Dumas Family Trust and Pauline L. Dumas Revocable Trust** – Request for a variance from Article III, Section 275-21B(2)(d) to allow a 54-unit, elderly housing development (55+), to not be served by group transit where such service is required, at 227 Wallace Road, County Road, and Bow Lane, Lots 20-26, 20-27, 20-28, 27-24, and 27-110, R&A and CO Zones.
6. **Gerard J. Dumas Family Trust and Pauline L. Dumas Revocable Trust** – Request for a variance from Article V, Section 275-32H to allow a 54-unit, elderly housing development (55+), to be served by a private road that does not meet Town road standards where roads in Cluster Residential Developments are required to meet Town road standards, at 227 Wallace Road, County Road, and Bow Lane, Lots 20-26, 20-27, 20-28, 27-24, and 27-110, R&A and CO Zones.

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 a reasonable accommodation to participate, call Christine Szostak at 792-1304 at least 72 hours in advance.