



TOWN OF BEDFORD ZONING BOARD OF ADJUSTMENT AGENDA

May 16, 2023

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

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I. Call to Order and Roll Call

II. Election of Officers

III. Approval of Minutes: April 18, 2023

IV. Old Business & Continued Hearings:

1. **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. [Continued from the February 21, 2023 ZBA meeting.]

V. New Business:

1. **Jeffrey W. Healey and Kevin & Edith Clark** - Request for a variance from Article III, Section 275-22A, Table 1, Table of Dimensional Regulations, to allow a lot line adjustment between lot 43-8 at 385 Donald Street and lot 43-9-3 at 391 Donald Street that would reduce the existing non-conforming frontage at 385 Donald Street, Lot 43-8, from 104.29 feet to 98.20 feet where 120 feet is required at 385 Donald Street, Lot 43-9, and 391 Donald Street, Lot 43-9-3, Zoned GR.
2. **Jeffrey W. Healey and Kevin & Edith Clark** - Request for a variance from Article III, Section 275-22A, Table 1, Table of Dimensional Regulations, to allow a lot line adjustment between lot 43-8 at 385 Donald Street and lot 43-9-3 at 391 Donald Street that would reduce the existing non-conforming lot size at 385 Donald Street, lot 43-8, from 0.439 acre to 0.430 acre where 1 acre is required at 385 Donald Street, Lot 43-9, and 391 Donald Street, Lot 43-9-3, Zoned GR.
3. **Leslie & Della McDaniel (Owner) and Austin McDaniel (Applicant)** - Request for a variance from Article III, Section 275-22A, Table 1, Table of Dimensional Regulations, to allow the subdivision of one lot into two lots with both lots having 75 feet of frontage where 150 feet is required at 12 Linwood Way, Lot 32-22-9, Zoned R&A.

VI. 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.