

TOWN OF BEDFORD ZONING BOARD OF ADJUSTMENT AGENDA

December 15, 2020

(Revised 12/8/20)

7:00 P.M.

([Click here to display a Google Map with applications by meeting date and staff reports](#))

Due to the Coronavirus crisis and in accordance with Governor Sununu's Emergency Order #12 pursuant to Executive Order 2020-04, the Zoning Board of Adjustment is using the Zoom platform to conduct this meeting electronically. Please note that there is no physical location for this meeting and the BCTV building is closed to the public.

The Town of Bedford is providing public access to the meeting live on BCTV, streaming at www.Bedfordnh.org/393/BCTV, and by calling into the meeting. Please email planning@bedfordnh.org or call 603-472-5243 to receive the call-in information.

Planning staff will also be accepting questions and comments during the meeting by email at planning@bedfordnh.org. Please notify staff by email if there are technological issues with the audio transmission during the meeting.

I. Call to Order and Roll Call

II. Old Business & Continued Hearings:

- None

III. Discussion:

- 1.) Request for rehearing for ER Bedford, LLC** for an Appeal from an Administrative Decision by the Planning Board on September 14, 2020 to deny the waiver request and site plan for the Market & Main commercial development at 125 S. River Rd., Lots 12-33-1 & 12-33-2, Zoned PZ.
- 2.) Request for rehearing for ER Bedford, LLC** for a variance request from Article III, Section 275-21 and Table 2 in order to construct a mixed use development with 200 apartment units over retail and commercial at the Market & Main commercial development at 125 S. River Rd., Lots 12-33-1 & 12-33-2, Zoned PZ.

IV. New Business:

- 3.) Brian Bresnahan** – Request for variance from Article IV, Section 275-28 in order to construct a detached garaged 11.1 feet from a wetland where 50 feet is required at 93 Blanford Place., Lot 29-11-19, Zoned R&A.
- 4.) Peter Boyle** – Request for a variance from Article III. Section 275 -21.C (2) in order to keep an existing detached apartment where it is not an allowed use at 35 Back River Rd. Lot 22-43-3, Zoned R&A.
- 5.) Peter Boyle** – Request for a variance from Article III. Section 275 -21.C (2) in order to keep an existing 1061 sq. ft. detached apartment where a maximum 1,000 sq. ft. apartment is allowed at 35 Back River Rd. Lot 22-43-3, Zoned R&A.

V. Minutes of November 17, 2020

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.