



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

January 21, 2025

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

Revised 1/15/2025

I. Call to Order and Roll Call

II. Approval of Minutes: December 17, 2024

III. Old Business & Continued Hearings:

1. **Order of St. Benedict of NH (Owner & Applicant)** - Request for a variance from Article IV, Section 275-27.A to permanently fill 12,122 square feet and temporarily fill 578 square feet of wetland for the construction of a Track and Field Athletic Complex for Saint Anselm College at the corner of Rundlett Hill Road and Worthley Road, Lot 42-62-01, Zoned GR. *(Continued from the November 19, 2024 meeting.)*

IV. New Business:

1. **Rita Solich and Susannah Kopcha** - Request for a variance from Article III. Section 275-22.A and Table-1, Table of Dimensional Regulations, to construct a garage/shed within 7.8 feet of the side property line where 25 feet is required, at 22 Church Road, Lot 20-59, Zoned R&A.
2. **Gerald J. Dumas Family Trust and Pauline L. Dumas Revocable Trust** – Request for a variance from Article III. Section 275-21.B (2)(a)(1) to allow for the reduction of the required number of affordable units from 25% to 10% of the total units, for the proposed Elderly Housing (55+) Cluster Residential Development, at 227 Wallace Road, County Road, and Bow Lane, Lots 20-26, 20-27, 20-28, 27-24, 27-110, R&A and CO Zones.
(Postponed per applicant request to the March 18, 2025 ZBA meeting.)

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.