



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

**April 15, 2025**

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

**I. Call to Order and Roll Call**

**II. Approval of Minutes:** March 18, 2025

**III. Old Business & Continued Hearings:** None

**IV. New Business:**

1. **Kevin Geoffrion (Owner & Applicant)** - Request for a variance from Article IV Section 275-28A, to allow for the construction of an inground pool within 42.8 feet of a wetland, where a 50-foot setback is required, at 22 Green Meadow Lane, Lot 37-16-11, Zoned R&A.
2. **8030ANJ, LLC (Owner & Applicant)** - Request for a variance from Article III Section 275-23, to allow the expansion of a nonconforming use to convert existing commercial space to residential use, at 414 - 416 Donald Street, Lot 43-79, Zoned NC.
3. **209 Route 101, LLC (Owner) and Millennium Running (Applicant)** - Request for a Special Exception in accordance with Article III, Section 275-21 and Article XII Section 275-91C, to allow for the construction of a 4,000 square foot garage at 137 Bedford Center Road, Lot 20-41, Zoned CO.
4. **209 Route 101 Realty, LLC (Owner) and Millennium Running (Applicant)**- Request for a variance from Article I, Section 275-6 to allow for the construction of stormwater pond and floodplain mitigation accessory uses on a separate lot from the primary use at 137 Bedford Center Road, Lot 20-41, Zoned CO and R&A.
5. **209 Route 101 Realty, LLC (Owner) and Millennium Running (Applicant)**- Request for a variance from Article I, Section 275-6 to allow for the construction of stormwater pond and floodplain mitigation accessory uses within a separate zone from the primary use at 137 Bedford Center Road, Lot 20-41, Zoned CO and R&A.

**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.*