

**TOWN OF BEDFORD ZONING BOARD OF ADJUSTMENT AGENDA**  
**December 17, 2019**

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

(Revised 12/12/2019)

**Approval of Minutes:** November 19, 2019

**Applications:**

1. **Jeffrey Riley(Owner)** – Requests a variance from Article III, Section 275-21.F.1 in order to operate a vehicle restoration business in an existing detached garage as a home occupation at 6 Lynn Drive, Lot 22-75-2, Zoned R&A. **WITHDRAWN**
2. **Michael Kubicki (Owner)** – Requests a variance from Article III, Section 275-22.A & Table 1 in order to subdivide a 2.4-acre lot into two lots with less than the required acreage at 144 McAllister Road, Lot 2-22, Zoned R&A.
3. **Mizen Funeral Home (Applicant), Bedford 101 Realty LLC (Owner)** – Requests Special Exception from Article III, Section 275-21.C & Table 2 in order to operate a Funeral Home at 337 Route 101, Lot 28-6, Zoned CO.
4. **Mega-X, LLC (Applicant), Riley Investment Properties LLC (Owner)** – Requests a variance from Article IV, Section 275-27 in order to fill 728 sq. ft. of wetland, for a proposed gas station development where it is not allowed at 193 South River Road. Lots 22-23 & 22-87, Zoned PZ.
5. **Mega-X, LLC (Applicant), Riley Investment Properties LLC (Owner)** – Requests a variance from Article IV, Section 275.28 in order to build a retaining wall over six feet in height within the required 50-foot wetland setback at 193 South River Road. Lots 22-23 & 22-87, Zoned PZ.

*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.*

***Next Meeting***  
***January 21, 2020***