



TOWN OF BEDFORD ZONING BOARD OF ADJUSTMENT AGENDA

July 19, 2022

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

Revised 7/11/2022

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I. Call to Order and Roll Call

II. Approval of Minutes: June 21, 2022

III. Old Business & Continued Hearings: None

IV. New Business:

1. **209 Route 101 Realty, LLC and Millennium Running** - 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 zone from the primary use at 137 Bedford Center Road, Lot 20-41, zoned CO and R&A.
2. **209 Route 101 Realty, LLC** - Request for a variance from Article I, Section 275-6 to allow the construction of stormwater pond and floodplain mitigation accessory uses on a separate lot and zone from the primary use at 209 Route 101, Lot 20-39, zoned CO and R&A.
3. **SV101, LLC** - Request for a variance from Article III, Section 275-21(D) and Table 2, Table of Uses to allow a proposed light industrial (assembly)/warehouse use in the Commercial zone where such use is not allowed at NH Route 101, Lots 28-21 & 28-20, zoned CO and R&A.
4. **SV101, LLC** - Request for a variance from Article IV, Section 275-28(A) to permit the construction of a light industrial (assembly)/warehouse building within 10 feet of the edge of wetland and a retaining wall greater than 6 feet in height within 5 feet of the edge of wetland where 50 feet is required at NH Route 101, Lots 28-21 & 28-20, zoned CO and R&A.
5. **Two Hardy Road, LLC** - Request for a variance from Article III, Section 275-21(D) and Table 2, Table of Uses to allow a proposed gas station in the Commercial zone where such use is not allowed at 2 Hardy Road, Lots 28-21 & 28-20, zoned CO and R&A.
6. **Two Hardy Road, LLC** - Request for a variance from Article III, Section 275-21(A) and Table 2, Table of Uses, Footnote 34, to allow a drive-thru service associated with a coffee shop within the proposed convenience store, where such use is not allowed in the Commercial zone, at 2 Hardy Road, Lots 28-21 & 28-20, zoned CO and R&A.

7. **Two Hardy Road, LLC** - Request for a variance from Article IV, Section 275-27 to permit 2,532 sq. ft. of wetland fill for development of a gas station/convenience store and drive-thru at 2 Hardy Road, Lots 28-21 & 28-20, zoned CO and R&A.
8. **Two Hardy Road, LLC** - Review of a request for a variance from Article IV, Section 275-28(A) to permit the construction of a portion of a proposed gas station/convenience store within 27 feet of a wetland and retaining wall greater than 6 feet in height within 5 feet of the wetland, where 50 is required, at 2 Hardy Road, Lots 28-21 & 28-20, zoned CO and R&A.
9. **Two Hardy Road, LLC** - Request for a variance from Article III, Section 275-22(A) and Table 1, Table of Dimensional Regulations, for the construction of the gas pump canopy 57 feet from the front property line where a 60-foot front setback is required in the Commercial zone at 2 Hardy Road, Lots 28-21 & 28-20, zoned CO and R&A.
(WITHDRAWN PER APPLICANT REQUEST)

V. 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 to participate, please call Christine Szostak at 792-1304 at least 72 hours in advance.