



TOWN OF BEDFORD ZONING BOARD OF ADJUSTMENT AGENDA

September 19, 2023

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

Revised September 6, 2023

[\(Please click here to display a Google Map w/application locations & links to staff reports\)](#)

I. Call to Order and Roll Call

II. Approval of Minutes: August 15, 2023

III. Old Business & Continued Hearings: None

IV. New Business:

1. **McCarthy Family Revocable Trust / Shaun Oparowski and Molly Ann McCarthy Trustees**
Request for a variance from Article IV, Section 275-28A, to allow a 12- by 30-foot in-ground pool at 29 feet from the edge of wetland where 50 feet is required at 59 Whippoorwill Lane, Lot 1-75-15, zoned R&A.
2. **McCarthy Family Revocable Trust / Shaun Oparowski and Molly Ann McCarthy Trustees**
Request for an equitable waiver for construction of a home addition 38 feet from the edge of wetland where 41.5 feet was approved by the Zoning Board in 2011 and a deck constructed 28 feet from the edge of wetland where 39 feet was approved by the Zoning Board in 2011 at 59 Whippoorwill Lane, Lot 1-75-15, zoned R&A.
3. **Matthew and Debra McLaughlin** – Request for a variance from Article IV, Section 275-28A, to allow the conversion of an existing portico measuring 25 feet in length and 6 feet in depth into a carport measuring 25 feet in length and 20 feet in depth at 34 feet from the edge of wetland where 50 feet is required at 12 Briar Road, Lot 20-91-05, zoned R&A.
4. **Wesley and Patricia Rice** – Request for a variance from Article III, Section 275-22A, Table 1, Table of Dimensional Regulations, to convert a carport into a garage at 33 feet from the side property line abutting a street where 35 feet is required at 2 Southgate Drive, Lot 25-92-02, zoned R&A.
5. **Greg Brown and Claire Worth** – Request for a variance from Article III, Section 275-22A, Table 1, Table of Dimensional Regulations, to allow the construction of a 14- by 28-foot shed at 11 feet of the side property line where 25 feet is required at 310 North Amherst Road, Lot 29-15-01, zoned R&A.
6. **Graham Cullen and Rachel Epstein** - Request for a variance from Article III, Section 275-22A, Table 1, Table of Dimensional Regulations, to allow the construction of a 24- by 24-foot garage at 15 feet from the side property line where 25 feet is required at 77 Horizon Drive, Lot 38-04-12, zoned R&A. *Postponed to October 17, 2023 Meeting at the Request of the Applicant.*

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