

**TOWN OF BEDFORD**  
**May 16, 2023**  
**ZONING BOARD OF ADJUSTMENT**  
**Action Sheet**

*The following is a summary of the Zoning Board of Adjustment actions and is not inclusive of all discussion. The official minutes will be posted as soon as they are available on the Town of Bedford website.*

**Town Meeting Room at BCTV – 7 P.M. - 10 Meetinghouse Road**

**Members present:** John Morin, Neal Casale, Alex Kellermann, Bob MacPherson, Daniel Heath, and Sue Thomas

**Staff present:** Kathleen Ports, Becky Hebert

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

Chair Morin called the meeting to order at 7:00 p.m.; and appointed Alternate Member Sue Thomas to vote in place of David Gilbert

**II. Election of Officers:**

On a motion by Morin and seconded by MacPherson, the Board voted unanimously to elect Casale as Vice Chair; Casale abstained

On a motion by Kellermann and seconded by MacPherson, the Board voted unanimously to elect Morin as Chair; Morin abstained.

**III. Approval of Minutes of Previous Meetings:**

On a motion made by Casale and seconded by Thomas, the Board voted to approve the minutes of the April 18, 2023 ZBA meeting; Morin abstained (I think a few other abstained?)

**IV. Old Business & Continued Hearings:**

**Item 1. Gerard J. Dumas Family Trust and Pauline L. Dumas Revocable Trust** – Request for a variance from Article III, Section 275-21B(3)(c) and Article V, Section 275-33B to allow an elderly housing development (55+) with a density of 54 units, designed as a Cluster Residential Development, where 14 units would be allowed in the R&A Zone, at 227 Wallace Road, County Road, and Bow Lane, Lots 20-26, 20-27, 20-28, 27-24, and 27-110, R&A and CO Zones. [*Continued from the February 21, 2023 ZBA meeting.*]

*Brent Cole - Granite Engineering, Bob Duval – TF Moran, and Attorney Andy Prolman presented the application and answered questions from the Board. Two members of the public commented. The first commenter was in favor of the proposal but wanted assurances that the emergency access road would not later become a public roadway. The second commenter, who works on Chestnut Drive, shared their observations about traffic patterns and safety concerns on Chestnut Drive.*

**On a motion made by Kellermann and seconded by Casale, the Board voted unanimously to approve the request for a variance to allow an elderly housing development (55+) with a density of 54 units, designed as a Cluster Residential Development, where 14 units would be allowed in the R&A Zone, at 227 Wallace Road, County Road, and Bow Lane, Lots 20-26, 20-27, 20-28, 27-24, and 27-110. The ZBA based its decision on the following findings of facts:**

- 1. The variance request satisfied all five criteria for granting relief from the Zoning Ordinance.**
- 2. The Board included all facts found in the meeting minutes for the application and incorporated all meeting minutes into this decision.**

**V. New Business:**

**Item 1. Jeffrey W. Healey and Kevin & Edith Clark** – Request for a variance from Article III, Section 275-22A, Table 1, Table of Dimensional Regulations, to allow a lot line adjustment between lot 43-8 at 385 Donald Street and lot 43-9-3 at 391 Donald Street that would reduce the existing non-conforming frontage at 385 Donald Street, Lot 43-8, from 104.29 feet to 98.20 feet where 120 feet is required at 385 Donald Street, Lot 43-9, and 391 Donald Street, Lot 43-9-3, Zoned GR.

*Rob Degan, S&H Land Services presented the application and answered questions from the Board. There were no comments from the public.*

**On a motion made by Kellermann and seconded by Thomas, the Board voted unanimously to approve the request for a variance to allow a lot line adjustment that would reduce the existing non-conforming frontage from 104.29 feet to 98.20 feet where 120 feet is required at 385 Donald Street, Lot 43-8. The ZBA based its decision on the following findings of facts:**

- 1. The variance request satisfied all five criteria for granting relief from the Zoning Ordinance.**
- 2. The Board included all facts found in the meeting minutes for the application and incorporated all meeting minutes into this decision.**

**Item 2. Jeffrey W. Healey and Kevin & Edith Clark** – Request for a variance from Article III, Section 275-22A, Table 1, Table of Dimensional Regulations, to allow a lot line adjustment between lot 43-8 at 385 Donald Street and lot 43-9-3 at 391 Donald Street that would reduce the existing non-conforming lot size at 385 Donald Street, lot 43-8, from 0.439 acre to 0.430 acre where 1 acre is required at 385 Donald Street, Lot 43-9, and 391 Donald Street, Lot 43-9-3, Zoned GR.

*Rob Degan, S&H Land Services presented the application and answered questions from the Board. There were no comments from the public.*

**On a motion made by Thomas and seconded by Kellermann, the Board voted unanimously to approve the request for a variance to allow a lot line adjustment that would reduce the existing non-conforming lot size from 0.439 acre to 0.430 acre where one acre is required at 385 Donald Street, Lot 43-8. The ZBA based its decision on the following findings of facts:**

- 1. The variance request satisfied all five criteria for granting relief from the Zoning Ordinance.**
- 2. The Board included all facts found in the meeting minutes for the application and incorporated all meeting minutes into this decision.**

**Item 3. Leslie & Della McDaniel (Owner) and Austin McDaniel (Applicant)** – Request for a variance from Article III, Section 275-22A, Table 1, Table of Dimensional Regulations, to allow the subdivision of one lot into two lots with both lots having 75 feet of frontage where 150 feet is required at 12 Linwood Way, Lot 32-22-9, Zoned R&A.

*Austin McDaniel - Applicant, Peter Howe? - Meridian Land Services, and Attorney James Lombardi presented the application and answered questions from the Board. One member of the public spoke about the project stating that they believed it would negatively affect their property value.*

**On a motion made by Thomas and seconded by Kellermann, four members of the Board voted to approve the motion and one member voted to against the motion. The motion was to approve the request for a variance to allow to allow the subdivision of one lot into two lots with both lots having 75 feet of frontage where 150 feet is required at 12 Linwood Way, Lot 32-22-9. The ZBA based its decision on the following findings of facts:**

- 1. The variance request satisfied all five criteria for granting relief from the Zoning Ordinance.**
- 2. The Board included all facts found in the meeting minutes for the application and incorporated all meeting minutes into this decision.**

**VI. Adjournment:**

The meeting was adjourned at 9:30 p.m.