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**THE BOARD OF APPEALS**

TOWN HALL  
10 MUDGE WAY  
BEDFORD, MASSACHUSETTS 01730  
Telephone (781) 275-7446

**THE BEDFORD ZONING BOARD OF APPEALS WILL HOLD A PUBLIC HEARING ON THURSDAY, DECEMBER 10, 2015, IN THE SECOND FLOOR CONFERENCE ROOM, TOWN HALL, 10 MUDGE WAY, BEDFORD, MASSACHUSETTS.**

**THE MEETING WILL BEGIN AT 7:30 P.M., AND THE FOLLOWING CASE(S) WILL BE HEARD:**

**CONTINUATION** – Kristina O’Brien, at 16 Fayette Road, seeks a Variance per Section 4.2.9.2 Section (a) (v.) of the Zoning Bylaw to allow accessory apartment to exceed 30% of gross floor area of dwelling, and seeks a Special Permit per Sections 7.1.2 and 7.1.4 of the Zoning Bylaw to construct garage addition within front yard setback.

Pamela Brown, Esq., for Subway, at 158E Great Road, seeks a Special Permit per Sections 4.5.7 and 14.6 of the Zoning Bylaw to relocate restaurant in new building, and seeks a Special Permit per Article 39.5 Section 1 of the Sign Bylaw to illuminate sign.

Pamela Brown, Esq., for Comella’s Restaurant, at 158H Great Road, seeks a Special Use Permit per Table I: Use Regulations and per Section 4.5.7 of the Zoning Bylaw to construct new restaurant, and seeks a Special Permit per Article 39.5 Section 1 of the Sign Bylaw to illuminate sign.

William Simons, at 31 Sweetwater Avenue, seeks a Variance per Section 4.2.9.2 Section (a) (v.) of the Zoning Bylaw to allow accessory apartment to exceed 30% of gross floor area of dwelling.

William Delaney, at 427 Davis Road, seeks a Special Permit per Sections 7.1.2 and 7.1.4 of the Zoning Bylaw to demolish house and construct larger house on non-conforming lot.

Anyone wishing to be heard on this matter should be present at the designated time and place. The above applications and plans are on file at the Code Enforcement Department, Town Hall, 10 Mudge Way, for review during normal business hours. A business meeting will follow.

Carol Amick, Clerk