

Comparing to Upcoming MBTA Communities Zoning Law

- ▶ Flexible
- ▶ Low impact
- ▶ Not a large change in population
- ▶ Opportunities for different types of housing

Recent Single Family Homes for Sale



\$2,299,000 5 bd | 6 ba | 5,500 sqft

7 Woodmoor Dr, Bedford, MA

● For sale

Reduced from: ~~\$2,345,000~~

Open: Sat. 1:30-2:30pm

Coldwell Banker Realty - Concord | The Laura Baliestiero Team



\$1,850,000 5 bd | 5 ba | 4,647 sqft

28 Summer St, Bedford, MA



\$2,309,000 5 bd | 5 ba | 5,962 sqft

12 Beverly Rd, Bedford, MA

● For sale

Reduced from: ~~\$2,369,000~~

Nicholas Q. DeLuca | Nicholas DeLuca

Schools & Town Interests

- ▶ School enrollment projected to drop
- ▶ Past 5 years on non-conforming lots, ZBA mostly sees 4,200+ sq ft houses
- ▶ Have seen very few new/conversion two family houses in past 10 years
- ▶ Only 1 ADU permitted since zoning bylaw change

School Enrollment

**BEDFORD PUBLIC SCHOOLS
FY20 - FY22 AND FY23 OCT 1 ACTUAL ENROLLMENT
WITH FY24 PROJECTION BY GRADE**

Grade	Actual FY22	Actual FY23	Yr-over-Yr Change FY23	Projected FY24	Projected Enrollment Change FY24
PK	44	44	0	44	0
K	140	141	1	149	8
1	171	145	-26	149	4
2	187	184	-3	151	-33
3	195	179	-16	183	4
4	215	190	-25	179	-11
5	188	218	30	192	-26
6	202	188	-14	217	29
7	206	202	-4	189	-13
8	204	207	3	203	-4
9	226	221	-5	234	13
10	201	226	25	217	-9
11	204	194	-10	219	25
12	218	200	-18	188	-12
TOTAL	2,601	2,539	-62	2,515	-24
% change			-2.4%		-0.9%

Actual October 1 enrollment as reported to MA DESE SIMS

Bedford Housing Needs

- ▶ Currently has primarily
 - ▶ Single family homes
 - ▶ Large apartment complexes
- ▶ Housing needs for essential workers
 - ▶ Teachers
 - ▶ Fire fighters
 - ▶ Care providers
 - ▶ Restaurant workers

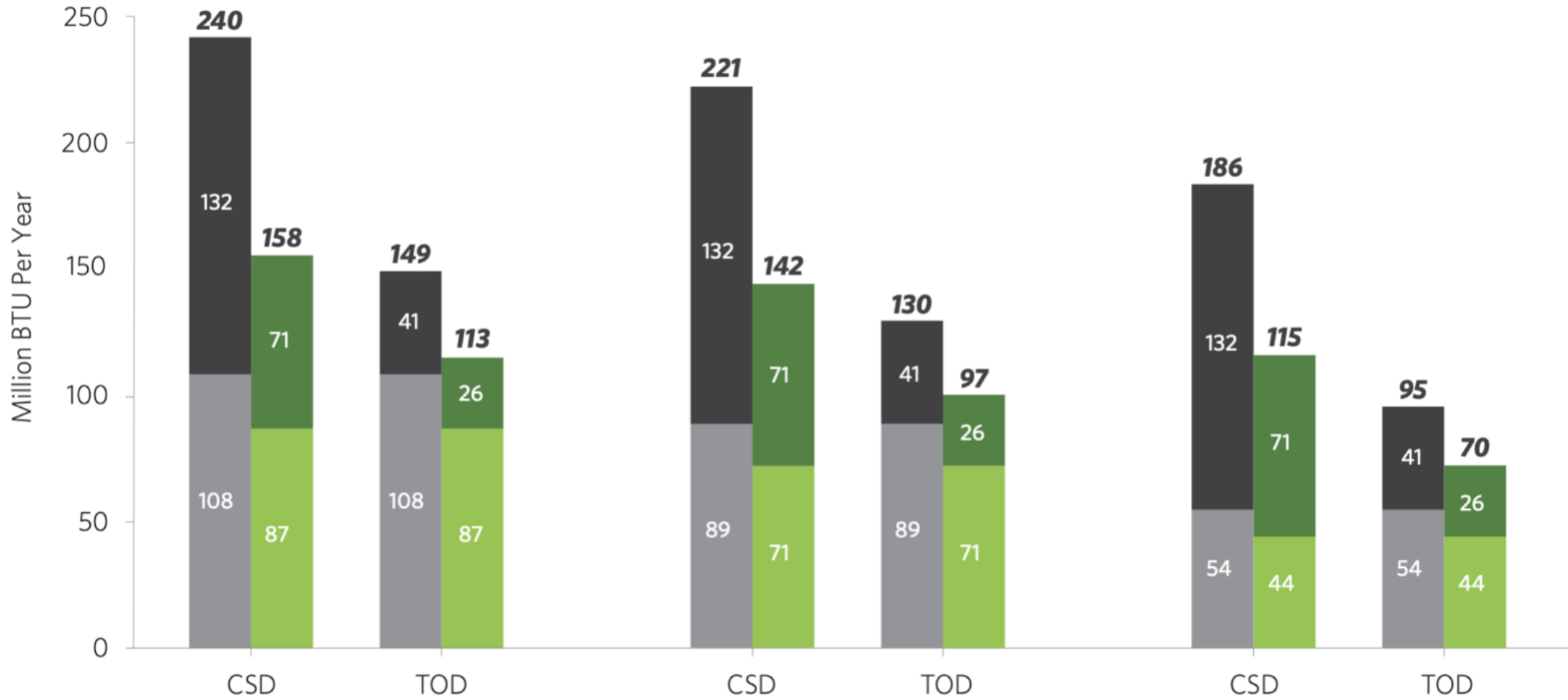


Transportation Energy Use
 W/ Green Automobiles
 Home Energy Use
 W/ Green Buildings

Single Family Detached

Single Family Attached

Multi-Family



6

CSD - Conventional Suburban Development

TOD - Transit Oriented Development

Current Two Family Zoning Bylaws

- ▶ Prior to 1945: conversion allowed
- ▶ 1992+ lot
 - ▶ Vacant
 - ▶ 1.5X minimum lot area

Lot Coverage

- ▶ Lot coverage
 - ▶ Two family structure
 - ▶ Accessory structures not included

Special Permits

- ▶ ZBA evaluates each application
 - ▶ Case-by-case basis
 - ▶ Input from residents at advertised public hearing
- ▶ Special Permit Requirement for findings that:
 - ▶ “proposed use is **in harmony** with the purpose and intent of” Bedford’s Zoning Bylaw
 - ▶ “**not detrimental or injurious** to the neighborhood in which it is to take place”

Special Permits

Allow the ZBA to:

“impose such additional conditions, safeguards and limitations as it deems appropriate to protect the surrounding neighborhood, including, but not limited to, imposition of requirements greater than the minima set forth in this Bylaw” (Section 14.6.2)

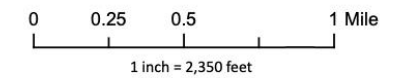
Non-Conforming Residential Parcels

Map by Bedford Public Works
February 2023



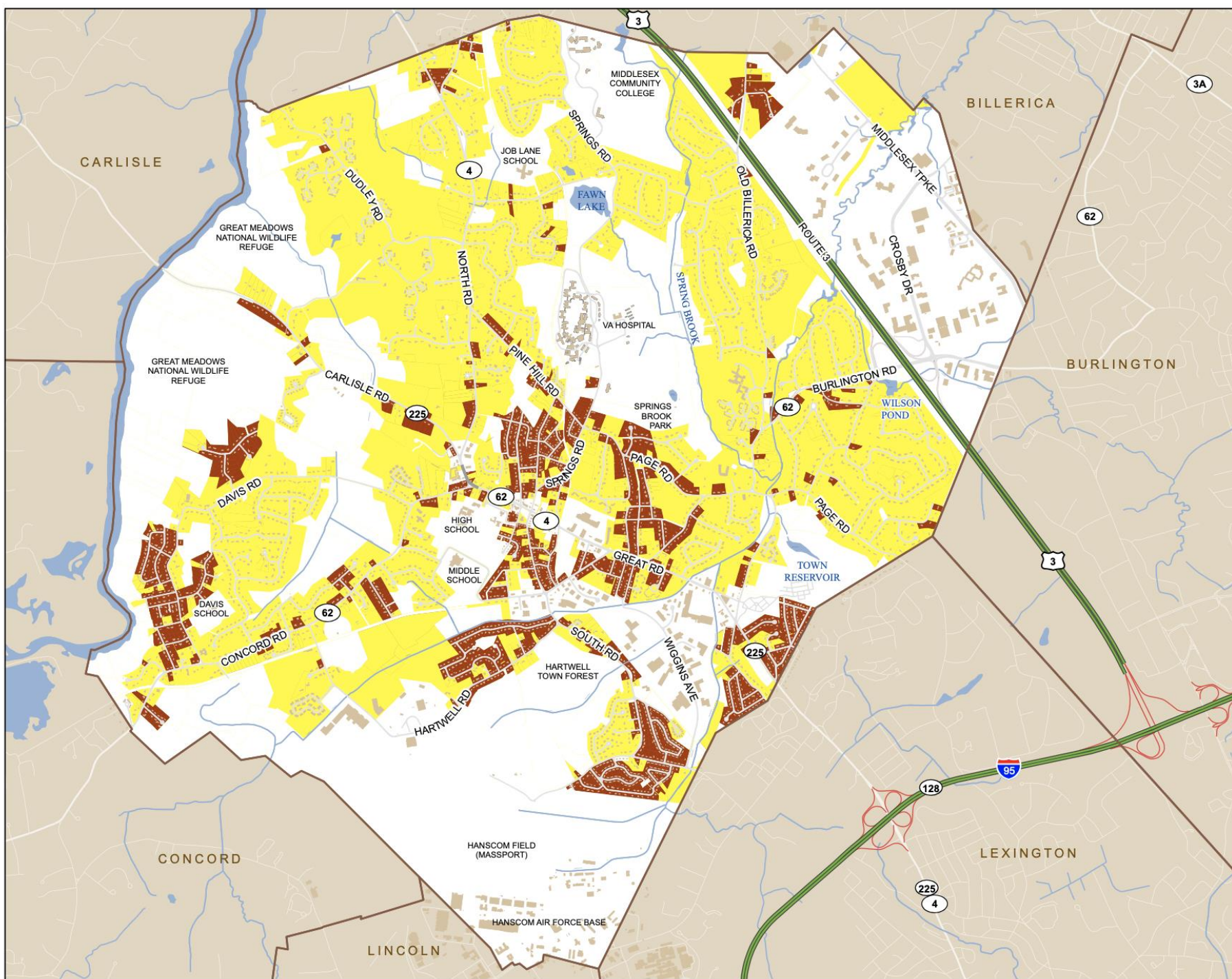
- Parcel Zoned Residential
- Non-Conforming Area

Note: Land zoned residential but owned by local, state, and federal entities are excluded. Non-buildable lots, z-d parcels, and others also excluded.

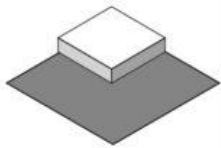
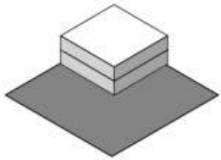
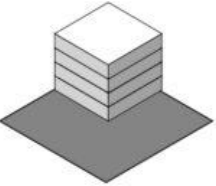
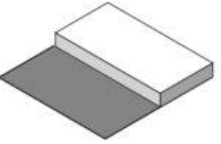
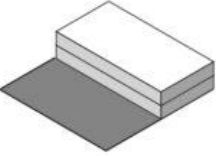
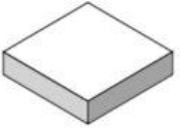


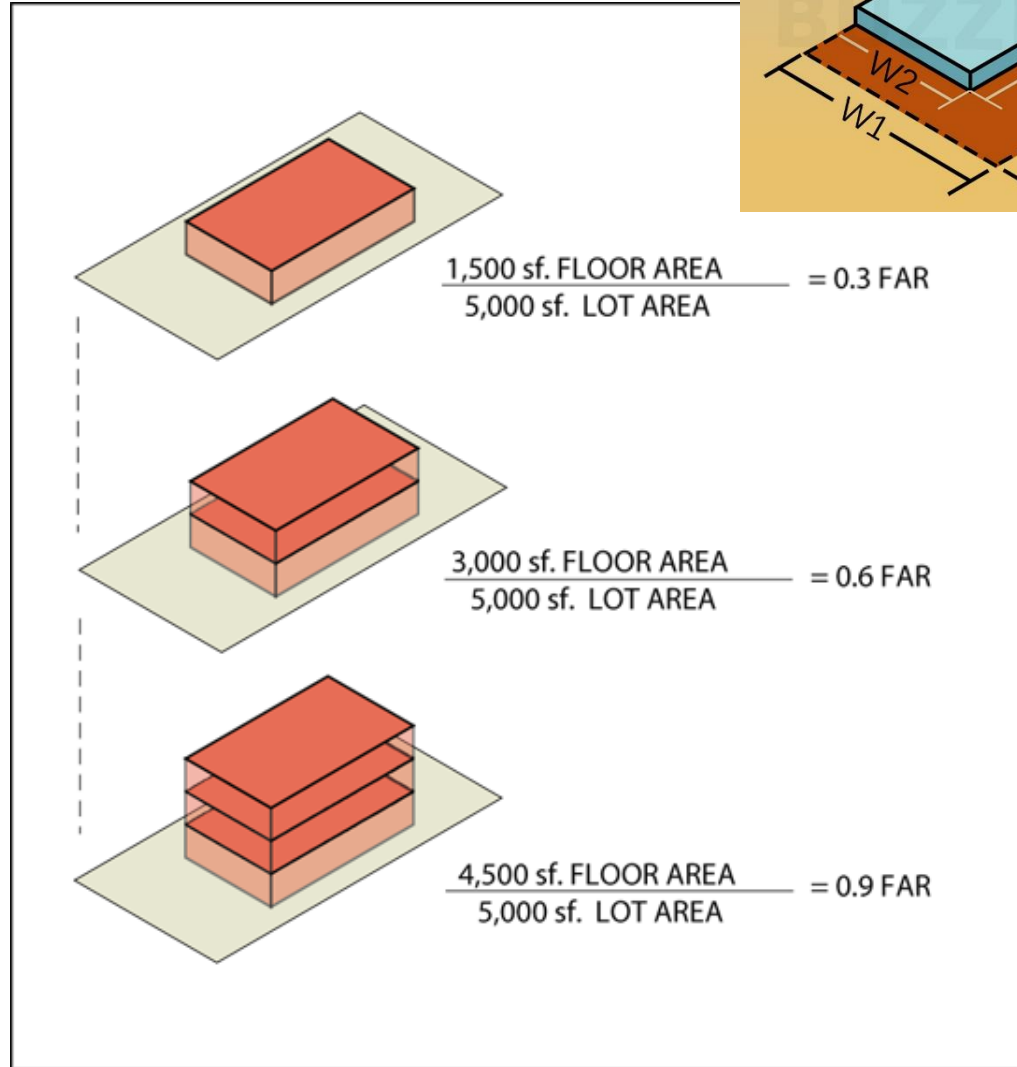
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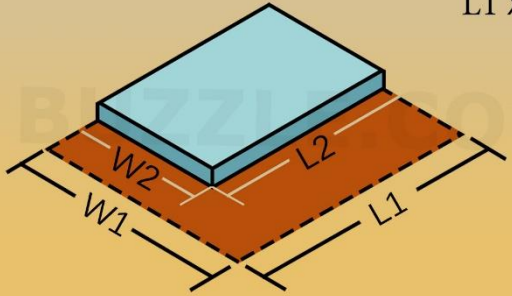
All information is from the Town of Bedford's Geographic Information System (GIS) database. Any questions or concerns should be addressed to the Town GIS Analyst.



Floor Area Ratio & Lot Coverage

FAR	0.25	0.5	1
COVERAGE			
25%			
50%	N/A		
100%	N/A	N/A	



$$\text{Floor Area Ratio (FAR)} = \frac{L2 \times W2}{L1 \times W1}$$


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