

TOWN OF BOLTON – ZONING BOARD OF APPEALS MINUTES

Meeting Held at the Board of Selectmen Room of Town Hall on **October 29, 2019** at 7:00 PM

Members Present: Gerard Ahearn (Chairman), Kay Stoner, Andy Kischitz, Bradley Reed, Bryan Holmes
and Allysann Ingram (Associate)

Also, Present: Erica Uriarte (Town Planner)

Call to order: 7:02 PM

Public Hearing:

- In accordance with Massachusetts General Laws, Chapter 40A, Section 11, notice was hereby given that the Bolton Zoning Board of Appeals held a public hearing on Tuesday, October 29, 2019, at 7:00 p.m. in the Board of Selectmen Room of the Town Hall, 663 Main Street, Bolton, MA to hear and act upon the application of Kersten and Erin Schweppe. The applicant sought a Variance for a 14 ft. by 24 ft. shed to be located at 597 Sugar Road in Bolton's Residential Zoning District identified on Assessor's Map 5.E as Parcel 43. The applicant sought a Variance from side yard setback for the placement of the shed pursuant to Section 250-13.B of the Code of the Town of Bolton.
 - Gerard Ahearn read the hearing notice.
 - Bryan Holmes as an abutter to the property recused himself from the hearing.
 - Kersten and Erin Schweppe were present during the hearing. They sought a Variance for side yard setback to place a shed for additional storage for lawn maintenance equipment. There is the well in the backyard as well as wetland resource areas on the property. Being a backland lot, the shed must be 50 ft. from all property lines. Emails of support were submitted to the Town from the three (3) closest abutters located at 42, 45 and 46 Sugar Road. The applicant was unable to find an appropriate location on the property without needing a Variance due to the shape of the lot and location of wetlands. The applicant considered one location that might not have required a Variance, but would have required the removal of several large mature trees. The lack of storage on the property to maintain it properly was causing a hardship on the applicant. The proposed location of the shed does not appear to be detrimental to the neighborhood and there are emails of support from closest abutters.
 - The shed is to be 10 ft. from the side property line. Not 20 ft. as stated in application.
 - **Bradley Reed motioned to close the hearing regarding the Variance for side yard setback for a proposed shed at 597 Sugar Road. 2nd by Kay Stoner. All in favor 4/0/0.**
 - **Bradley Reed motioned to grant the Variance for side yard setback subject to plans/submission. 2nd by Kay Stoner. All in favor 4/0/0.**
 - **Bradley Reed motioned to allow Erica Uriarte and Gerard Ahearn to draft the decision, circulate to the Board for approval and sign by Gerard on behalf of the Board. 2nd by Kay Stoner. All in favor 4/0/0.**
- In accordance with Massachusetts General Laws, Chapter 40A, Section 11, notice was hereby given that the Bolton Zoning Board of Appeals held a public hearing on Tuesday, October 29, 2019, at 7:20 p.m. in the Board of Selectmen Room of the Town Hall, 663 Main Street, Bolton, MA to hear and act upon the application of Michael and Brenna Cotter. The applicant sought a Variance for an addition (approximately 12 ft. by 12 ft.) to the front of their existing dwelling at 272 Harvard Road in Bolton's Residential Zoning District identified on Assessor's Map 6.C as Parcel 15. The applicant sought a Variance from front yard setback for the placement of the addition pursuant to Section 250-13.B of the Code of the Town of Bolton.
 - Gerard Ahearn read the hearing notice and outlined the criteria for Variance.
 - Michael and Brenna Cotter were present during the hearing. Their existing dwelling is pre-existing nonconforming. A portion of the house was built in 1900. The applicant has limited storage with no addict and a portion of basement accessed from the outside. They would like additional space for a mud room for the kids and a small space above the mud room on the second floor. The proposed roof line

will have a gable facing out and will be the same height as the existing roof. The addition is 12 ft. by 12 ft. and will be an improvement to the exterior of the front of the house. The addition will not extend any further into the front yard than the existing dwelling. The front yard offset is approximately 35 ft. according to Bolton's GIS.

- **Bradley Reed motioned to close the hearing regarding the Variance for front yard setback for a proposed addition to an existing dwelling at 272 Harvard Road. 2nd by Andy Kischitz. All in favor 5/0/0.**
- **Bradley Reed motioned to grant the Variance subject to plans submitted including Bolton GIS data. 2nd by Bryan Holmes. All in favor 5/0/0.**
- **Bradley Reed motioned to allow Erica Uriarte and Gerard Ahearn to draft the decision, circulate to the Board for approval and sign by Gerard on behalf of the Board. 2nd by Bradley Reed. 5/0/0.**

Business:

None.

Administrative:

The Zoning Board of Appeals approved meeting minutes for June 25, 2019.

Bradley Reed motioned to adjourn the Zoning Board of Appeals meeting at 7:56 PM. 2nd by Andy Kischitz. All in favor 5/0/0.