

## **TOWN OF BOLTON – ZONING BOARD OF APPEALS MINUTES**

Remote Meeting held on January 18, 2022 at 6:00 p.m. via Zoom Communications, Inc.

Members Present: Gerard Ahearn (Chairman), Bryan Holmes, Andy Kischitz, Bradley Reed, Gabrielle Lomanno (Associate), Elisabeth Hutchins (Associate)

Also Present: Valerie Oorthuys (Town Planner)

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor's March 15, 2020 Order imposing strict limitations on the number of people that may gather in one place, this public meeting of the Town of Bolton Planning Board was conducted via remote participation. No in-person attendance of members of the public were permitted, but the public can access this meeting while in progress using Zoom Video Communications, Inc. (Zoom).

Directions to connect to the public meeting were provided on the agenda.

The Zoning Board of Appeals conducted a roll call of all members present including Gerard Ahearn (Chairman), Bryan Holmes, Andy Kischitz, Bradley Reed, Gabrielle Lomanno (Associate), and Elisabeth Hutchins (Associate).

## **PUBLIC HEARINGS**

### **Application for Variance to construct a 24 foot by 30 foot pole barn, 50 Golden Run Road**

*Continued from January 11, 2022*

*Present:*

Christopher and Margrit Bechara, Applicants

Gerard Ahearn noted the ZBA has received additional items related to the petition for a Variance, including correspondence from an abutter at 44 Golden Run Road, a plot plan indicating the proposed location of the barn, architectural drawings of the barn from Circle B Barn Co., and an image of the paved turnaround as existing.

Andy Kischitz noted the application requests a variance of 20 feet in order to place the barn 30 feet away from the lot line, while the plot plan provided indicates a variance of 30 feet would be needed to place the barn 20 feet away from the lot line. Christopher Bechara stated that the plot plan shows the correct proposed location.

Bradley Reed close the public hearing. 2<sup>nd</sup> by Bryan Holmes. **All in favor by roll call: Gerard Ahearn – Yes, Andy Kischitz – Yes, Bryan Holmes- Yes; Bradley Reed – Yes, Elisabeth Hutchins (Associate)-Yes (5/0/0).**

### **Comprehensive Permit, Alta Nashoba Valley, 580 Main Street**

Multifamily Rental Development

Chair Gerard Ahearn said the Board has not received a peer review letter from the engineering or traffic review firms. New information provided by the applicant includes a slideshow presentation initially provided to the

Bolton Select Board in the summer. The applicant has agreed to continue the public hearing until after peer review comments have been received.

Brad Reed said he had previously asked for estimates of costs related to new school age children moving to Bolton. Brad Reed said he feels that if 40 children move to Bolton and are enrolled in the public school system, this would be a large impact. Robert Czekanski, 177 Nourse Road, asked for further quantitative information. Brad Reed said the Department of Education indicates the average cost per pupil at the Nashoba School System is around \$17,500. Robert Czekanski stated the average figure includes items such as the superintendent salary, school debt, and heating expenses of schools within the regional system, which would not increase based on 40 additional pupils. Robert Czekanski asked the Board consider the marginal costs per pupil, which he estimated may be closer to \$5,000 per pupil.

The Board discussed their interest in learning more about the fiscal impacts of this project and recognized that municipal costs may not factor into a decision to approve or deny a Comprehensive Permit project.

Ted Barten, 35 Vaughn Hill Road, asked that the Board consider fiscal impacts. Ted Barten noted that Paddock Estates in Boxborough, one of the comparable projects described by the Applicant, includes fewer 3- and 4-bedroom apartments than the project proposed in Bolton. Ted Barten stated he feels a family with school aged children may be more likely to live in an apartment with more bedrooms. Ted Barten asked that the Board look into the information provided by the Applicant which estimates the Town could see \$700,000 annually in property taxes. Ted Barten suggested that demolishing half of the existing Bolton Office Park building, the municipal tax revenue from that property could decrease by half. Ted Barten encouraged the Board to review the Applicant's project in Wayland noting the inclusion of age-restricted units and additional impact fees the Town charged the Applicant.

Ted Barten suggested the Board ask for a smaller project to get the Town just over the 10% affordable housing threshold, rather than allow the Town to get toward 15%.

Andy Kischitz motioned to continue the public hearing to February 10, 2022 at 6pm. 2<sup>nd</sup> by Bryan Holmes. **All in favor by roll call: Gerard Ahearn – Yes, Andy Kischitz – Yes, Bradley Reed – Yes, Bryan Holmes-Yes, Gabrielle Lomanno (Associate)-Yes (5/0/0).**

Bradley Reed motioned to adjourn the meeting at 7:15 p.m. 2<sup>nd</sup> by Andy Kischitz. **All in favor by roll call: Gerard Ahearn – Yes, Andy Kischitz – Yes, Bradley Reed – Yes, Bryan Holmes-Yes (4/0/0).**

Respectfully Submitted,  
Valerie Oorthuys