

TOWN OF BOLTON – ZONING BOARD OF APPEALS MINUTES

Remote Meeting held on April 25, 2022 at 6:00 p.m. via Zoom Communications, Inc.

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

PUBLIC HEARINGS

Application for Variance to construct a 16 foot by 30 foot garage, 76 Quaker Lane

The Board reviewed additional materials provided by the applicant, including a rendering of the proposed garage and a letter from the homeowners of 15 Millbrook Lane, the nearest abutter to the proposed construction.

The Board reviewed a draft decision for the Variance to construct a garage at 76 Quaker Lane.

Brad Reed moved to close the public hearing for 76 Quaker Lane. 2nd by Bryan Holmes. **All in favor by roll call: Gerard Ahearn – Yes, Bradley Reed – Yes, Bryan Holmes- Yes, Elisabeth Hutchins – Yes, Gabrielle Lomanno (Associate)-Yes (5/0/0).**

Bryan Holmes moved to approve the Variance decision for 76 Quaker Lane as written. 2nd by Brad Reed. **All in favor by roll call: Gerard Ahearn – Yes, Bradley Reed – Yes, Bryan Holmes- Yes, Elisabeth Hutchins – Yes, Gabrielle Lomanno (Associate)-Yes (5/0/0).**

Elisabeth Hutchins moved to authorize the Chair to sign the decision on the Board's behalf. 2nd by Brad Reed. **All in favor by roll call: Gerard Ahearn – Yes, Bradley Reed – Yes, Bryan Holmes- Yes, Elisabeth Hutchins – Yes, Gabrielle Lomanno (Associate)-Yes (5/0/0).**

Bryan Holmes moved to adjourn the meeting at 6:15 p.m. 2nd by Elisabeth Hutchins. **All in favor by roll call: Gerard Ahearn – Yes, Andy Kischitz – Yes, Bradley Reed – Yes, Bryan Holmes-Yes, Elisabeth Hutchins-Yes (5/0/0).**

Respectfully Submitted,
Valerie Oorthuys