

BOARD OF APPEALS

Gerard Ahearn, Chairman..... 2011
Brad Reed 2007
Kay Stoner 2008
Alexander Kischitz..... 2009
Jacqueline Smith 2010

Associate Members
Charles Lord 2008
Greg Thomas2008

The Board of Appeals held 9 meetings during calendar year 2007. During these meetings, the Board accomplished the following:

The Riverside 40B hearing was closed on January 17, 2007. The Board continued to review a draft decision and voted unanimously to approve the plan February 21, 2007. The Board approved a total of six units (two affordable) down from 12 units (three affordable) in the initial filing. Open space will be deeded to Mass Fish and Wildlife. Abutters filed an appeal of the Board's decision. The appeal (in MA Land Court) is directly between the abutters and the Applicant.

The Board continued to work on three other 40B's; Bolton Manor, Sunset Ridge and Pondsider/Regency. Pertaining to Pondsider/Regency, the Development team brought various items for the Board to consider regarding alterations to the site. For items concluded as not substantial (in comparison to issued permit decision), the Board authorized alterations.

The Board held hearings and issued decisions on various special permit and variance applications.

STATUS

CASE INFORMATION

- C Petitioner: Noelle Drewicz
Property Located: 711-713 Main Street
Request. Amend Special Permit authorizing Expansion or Alteration of a Pre-Existing Non-Conforming Use or Structure to change sole residential unit on the premises to be sold as an affordable unit.
Date filed: February 21, 2007
Action: Approved February 21, 2007
- C Petitioner: J&J Construction.
Property Located: 60 Annie Moore Road
Request: Variance to construct an addition on a pre-existing non-conforming lot.

Date filed: April 24, 2007
Action: Approved April 24, 2007

C Petitioner: Fernwood Design
Property Located: 106 Green Road
Request: Variance to allow an addition of a screen porch outside
the 50' setback requirement.
Date filed: October 9, 2007
Action: October 9, 2007

W Petitioner: Kevin Boydston
Property Located: 59 Bolton Woods Way
Request: Variance from a condition of the Comprehensive Permit
to allow for the addition of a mudroom and garage outside the
designated future expansion area.
Date filed: October 9, 2007
Action: Withdrawn without Prejudice on November 20, 2007

C Petitioner: Bolton Orchards
Property Located: 125 Still River Road
Request: Special Permit to expand a pre-existing non conforming
use in order to add an ice cream service window.
Date filed: November 20, 2007
Action: Approved November 20, 2007

C Petitioner: Gordon Hawkins
Property Located: 16 Laurel Road
Request: Variance to Zoning Bylaws to allow the construction of
storage shed 2 feet from side lot line where 20 feet is required.
Date filed: November 20, 2007
Action: Approved November 20, 2007

**Financial Statement
July 1, 2006 to June 30, 2007**

Expenses		
Appropriated		\$10850.00
Expended	40B Permitting	\$ 0.00
	Advertising	180.63
	Dues	37.00
	Supplies	55.00
Unexpended balance returned to general fund		\$10,577.37