

TOWN OF BOLTON ZONING BOARD OF APPEALS (ZBA) AGENDA

**Tuesday, August 25, 2020 at 5:45 p.m.
Remote Public Meeting**

Received by Town Clerk:

Date: August 19, 2020

Posted to Town Website:

Date: August 19, 2020

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 Zoning Board of Appeals will be conducted via remote participation. No in-person attendance of members of the public will be permitted, but the public can access this meeting while in progress using Zoom Video Communications, Inc. (Zoom). Members of the public attending this meeting virtually will be allowed to make comments if they wish to do so, during the portion of the hearing designated for public comment, by telephone, cell phone or personal computer using Zoom.

Remote Access Information:

Join Zoom Meeting

<https://us02web.zoom.us/j/82604140028>

Meeting ID: 826 0414 0028

One tap mobile

+13126266799,,82604140028# US (Chicago)

+19294362866,,82604140028# US (New York)

Dial by your location

+1 312 626 6799 US (Chicago)

+1 929 436 2866 US (New York)

+1 301 715 8592 US (Germantown)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

Meeting ID: 826 0414 0028

Find your local number: <https://us02web.zoom.us/u/kgt1WAVYb>

ZBA AGENDA ITEMS

PUBLIC HEARINGS

- In accordance with Massachusetts General Laws, Chapter 40A, Section 11, notice is hereby given that the Bolton Zoning Board of Appeals will hold a continuation of a public hearing on Tuesday, August 25, 2020, at **5:45 p.m.** via Zoom Video Communications, Inc. (Zoom) to hear and act upon the application of John & Mary Robinson. The applicant seeks a Variance to install a 12 ft. by 16 ft. shed at **48 Manor Road** in Bolton's Residential Zoning District identified on Assessor's Map 4.C as Parcel 15.A. The applicant seeks partial relief from the 20 ft. side yard and rear yard setbacks pursuant to Section 250-13.B of the Code of the Town of Bolton.
- In accordance with Massachusetts General Laws, Chapter 40A, Section 11, notice is hereby given that the Bolton Zoning Board of Appeals will hold a continuation of a public hearing via remote participation on Tuesday, August 25, 2020, at **6:00 p.m.** to hear and act upon the application of The Woods at Farm Road, LLC and Deschenes & Farrell, PC. The applicant seeks a Comprehensive Permit for a proposed housing development entitled "**The Woods at Farm Road**" to be located in Bolton's Residential Zoning District at the corner of Farm and Berlin Roads identified on Assessor's Map 3.C as Parcel 72 (2.47 acres). The proposed development consists of four (4) single-family detached homeownership units. Three (3) of the units will be sold at market rate and one (1) of the units will be sold as affordable to those who earn 80% or less of the area median family income to be counted on the Town of Bolton's affordable housing inventory in accordance with G.L. c. 40B. Hearing items will include:
 - Reminder of Remote Participation Guidelines
 - Applicant's formal response to Horsley Witten Group's third peer review letter dated July 31, 2020
 - Discussion of outstanding department comments
 - ROW/property lines added to site plans
 - Stone façade as an exterior option to dwelling units
 - Sugar maples along intersection
 - Waiver list
 - Public comment

ADMINISTRATION

- Approval of meeting minutes