

TOWN OF BOLTON ZONING BOARD OF APPEALS (ZBA) AGENDA

**Tuesday, May 19, 2020 at 7:00 p.m.
Remote Public Meeting**

Received by Town Clerk:

Date: May 14, 2020

Posted to Town Website:

Date: May 14, 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:

The Town of Bolton invites you to a scheduled Zoom meeting.

Topic: Zoning Board of Appeals Meeting

Time: May 19, 2020 7:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/99358673323?pwd=RGdZTTZkalhqTEVkb1A1RjRxcnpCQT09>

Meeting ID: 993 5867 3323

Password: 654816

One tap mobile

+19294362866,,99358673323# US (New York)

+13017158592,,99358673323# US (Germantown)

Dial by your location

+1 929 436 2866 US (New York)

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 993 5867 3323

Find your local number: <https://us02web.zoom.us/u/ksdqRkU5>

ZBA AGENDA ITEMS

- Overview of Remote Participation Guidelines.

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 via remote participation on Tuesday, May 19, 2020 at **7:00 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:
 - Review of Horsley Witten Group letter dated May 12, 2020
 - Review of Design Review Board report
 - Review of department comments received to date
 - Opportunity for public comment
- In accordance with Massachusetts General Laws, Chapter 40A, Section 11, notice is hereby given that the Bolton Zoning Board of Appeals will hold a public hearing on Tuesday, May 19, 2020 at **8:00 p.m.** via Zoom Video Communications, Inc. (Zoom) to hear and act upon the application of Meghan and Sean Duhamel of 670 Main Street, Bolton, MA 01740. The applicant is seeking a Special Permit for a property and structure located in Bolton’s Residential Zoning District at **670 Main Street** identified on Assessor’s Map 2.0 as Parcel 25. The applicant is seeking a Special Permit to replace their preexisting nonconforming garage pursuant to Section 250-3.C of the Code of the Town of Bolton. The application and plans are available for review on the Town of Bolton website: <https://www.townofbolton.com/board-appeals/pages/670-main-street>.

ADMINISTRATION

- Approval of meeting minutes.