

TOWN OF BOLTON – ZONING BOARD OF APPEALS MINUTES

Remote Meeting held on September 7 at 7:00 p.m. via Zoom Communications, Inc.

Members Present: Gerard Ahearn (Chairman), Bradley Reed, Elisabeth Hutchins (joined meeting at 7:36) Andy Kischitz, Gabrielle Lomanno (Associate)

Also Present: Pamela Harding (Town Planner)

Absent: Bryan Holmes

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), Bradley Reed, Elisabeth Hutchins, Gabrielle Lomanno (Associate)

There was a unanimous vote of 4-0 to appoint Gabrielle Lomanno as a voting member. **All in favor by roll call: Gerard Ahearn – Yes, Bradley Reed – Yes, Elisabeth Hutchins – Yes, Andy Kischitz (4/0/0).**

PUBLIC HEARINGS

113 Still River Road– Special Permit expansion or change of a non-conforming use.

The Chair read the public hearing notice and opened the hearing at 7:35 p.m.

Thomas Broomfield was present representing the project.

The structure contains a 1,300 square foot two-bedroom unit, a one-bedroom dwelling unit and 1,975 square feet of office space. The applicant is proposing to add an additional one-bedroom unit for a total of 3 units. The proposed unit is 704 square and will reduce the business office area to 1,110 square feet.

The Board of Health submitted comments requesting the applicant provide flow calculations to determine compliance of the existing septic system for Title V.

Elisabeth Hutchins asked about the addition of doors and windows to the face of the building. Mr. Broomfield reviewed the new egress locations on the floor plans and the photographs. One door will be added for the new apartment and another door will be added for the office area.

The Fire Department has advised the applicant of the new unit number, which will be finalized and approved during the building permit process.

Elisabeth Hutchins questioned parking. The applicant noted parking along the front of the building and identified a parking space on the side of the building for the existing dwelling unit.

Andy Kischitz moved to close the public hearing with a second from Elisabeth Hutchins, **All in favor by roll call: Gerard Ahearn – Yes, Andy Kischitz– Yes, Bradley Reed – Yes, Gabrielle Lomanno -Yes, Elisabeth Hutchins – Yes (5/0/0).**

Bradley Reed moved to approve the Special Permit for the expansion or changes of a non-conforming structure to allow for an additional dwelling unit within the existing structure with a condition the project satisfy the Board of Health Title V requirements and Fire Department comments regarding number of dwelling units. **All in favor by roll call: Gerard Ahearn – Yes, Andy Kischitz – Yes, Bradley Reed – Yes, Gabrielle Lomanno -Yes, Elisabeth Hutchins – Yes (5/0/0).**

Bradley Reed moved to allow Gerard Ahearn to sign the decision on the Boards behalf, with a second from **Elisabeth Hutchins. All in favor by roll call: Gerard Ahearn – Yes, Andy Kischitz– Yes, Bradley Reed – Yes, Gabrielle Lomanno -Yes, Elisabeth Hutchins – Yes (5/0/0).**

Bryan Holmes moved to allow Gerard Ahearn to approve minutes from the September 7, 2023 with revisions to spelling as discussed, with a second from Bradley Reed. **All in favor by roll call: Gerard Ahearn – Yes, Bradley Reed – Yes, Gabrielle Lomanno -Yes, Elisabeth Hutchins – Yes (4/0/0).** Andy Kischitz abstained from the vote due to absence.

Pam Harding, informed the Zoning Board of the upcoming Master Pan public forum occurring on October 23, 2023.

Bradley Reed moved to adjourn the meeting, with a second from Andy Kischitz **All in favor by roll call: Gerard Ahearn – Yes, Andy Kischitz – Yes, Bradley Reed – Yes, Gabrielle Lomanno -Yes, Elisabeth Hutchins – Yes (5/0/0).**

Respectfully Submitted,
Pamela Harding