

## BOARD OF APPEALS

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The Board of Appeals oversaw 40B developments, reviewed applications and administrative items. Throughout the year progress has been made with the Towns permitted 40B developments:

- The Board has worked closely with three of the 40B’s; Sunset Ridge, Bolton Manor and the Regency. All the units at the Regency have been constructed and consist of a total of 60 units with 15 of them affordable units. At the end of 2012 the ZBA accepted the As-Built Plan and released the Performance Guarantee. The project is in the process of being turned over to the Condo Association. Sunset Ridge is currently under construction and will consist of a total of 28 units with 7 of them affordable units. Bolton Manor located on Sugar Road, is currently on the market for sale. Construction has not yet begun.
  
- The Riverside 40B hearing was approved on February 21, 2007 with a total of six units (two affordable) and open space to be deeded to Mass Fish and Wildlife. No construction has begun.
  
- The ZBA had the following applications before them:

Application Type	Applicant	Address	Description	Decision	Date of Approval
Special Permit	Joel Cote	32 Harvard Road	Special Permit to demo and construction of new house on a non conforming lot. House will not meet front set back.	continued to January 2013	
CP	Toll Brothers (Heritage Manor Development, LLC)	Main Street	As-Built Acceptance	Approved	12/17/12

Variance (V), Special Permit (SP)	Sophie & Daniel Teague	53 Laurel Road	Construction of a front porch	Approved	5/16/12
Special Permit	Bolton Property Management, LLC	579 Main Street	Modification of Special Permit to expand a pre existing non conforming structure in order to make structural changes to the building and changes to the exterior appearance of the former barn to create offices. Proposing to install dormers instead of approved skylights in the barn.	Approved	4/5/12
CP	Bolton Manor	Sugar Road	Extension of the Comprehensive Permit (40B	Approved	1/19/12