

## ZONING BOARD OF APPEALS

Open Seat, Associate Member.....	2016
Gerard Ahearn, Chairman.....	2016
Bryan Holmes, Associate Member.....	2017
Bradley Reed.....	2017
Kay Stoner.....	2018
Andy Kischitz.....	2019
Jack Sargent.....	2020

The Zoning Board of Appeals held multiple meetings during calendar year 2015. During these meetings, the Board accomplished the following tasks:

- The Zoning Board of Appeals nominated Gerard Ahearn as Chairman and Bradley Reed as Vice Chairman.
- The Zoning Board of Appeals granted Variances pursuant to Section 250-13B of the Code of the Town of Bolton to Houde Realty Trust for a property located in Bolton's Business Zoning District at 470 Main Street identified on Assessor's Map 4.D as Parcel 29. The Variance provide zoning relief from a side yard and front yard setback for the construction of a 2,570 square foot commercial building to establish restaurant, retail, office and/or other commercial uses.
- The Zoning Board of Appeals granted a Special Permit pursuant to Section 250-3C of the Code of the Town of Bolton to Fotini's Restaurant and Bar located at 544 Wattaquaddock Hill Road to expand/alter a pre-existing nonconforming structure to construct an outdoor patio to be used for restaurant seating in the Residential Zoning District identified on Assessor's Map 3.A as Parcel 46.
- The Zoning Board of Appeals issued a Variance finding for 195 Berlin Road in the Residential Zoning District identified on Assessor's Map 3.C as Parcel 8 for the construction of a two car garage. The Board found that the desired relief from the front yard setback for the proposed garage of the pre-existing nonconforming single family dwelling would not be substantially more detrimental to the neighborhood than the existing nonconforming structure.
- The Zoning Board of Appeals approved the request to transfer ownership and the modifications to the Comprehensive Permit issued to Craftsman Village Bolton, LLC for the Craftsman Village project (previously named Bolton Manor) located at 32 Sugar Road in Bolton's Residential Zoning District identified on Assessor's Map 4.C as Parcel 26. The Board previously determined that changes to the permit and site plans would be insubstantial including the reduction of homes from 42 to 30 units and modification of the subsidy program from the New England Fund (NEF) Program to Local Initiative Program (LIP) through DHCD. The Board also approved an ANR for the property to subdivide the original parcel (4.C-26) into five lots.

**Financial Statement**  
**July 1, 2015 to June 30, 2016**

<b>Expenses</b>	
Appropriated	\$200.00
Expended	
40B Permitting	\$0.00
Advertising	<u>\$100.00</u>
Unexpended balance returned to general fund	<u>\$100.00</u>

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