

BOARD OF APPEALS

Gerard Ahearn, Chairman..... 2011
Kay Stoner 2013
Brad Reed 2012
Jacqueline Smith..... 2010
Alexander Kischitz..... 2009

Associate Members

2 Openings

The Board of Appeals held 9 meetings during calendar year 2008. Currently the Town of Bolton has 4-permitted 40B developments: Riverside, Bolton Manor, The Regency and Sunset Ridge. During these meetings, the Board accomplished the following:

- Bolton Manor located on Sugar road is currently on the market for sale.
- The Riverside 40B hearing was closed on January 17, 2007. The Board voted unanimously to approve the plan February 21, 2007. The Board approved a total of six units (two affordable) down from 12 units (three affordable) in the initial filing. Open space will be deeded to Mass Fish and Wildlife.
- In 2008, the Board worked primarily on two of the 40B's; Sunset Ridge and the Regency. The Regency requested a modification to the Comprehensive Permit that would allow 20% of the units to be age unrestricted based on the FHA program. 80% would retain that one occupant must be over the age of 55. No children under the age of 18 are permitted in any of the units. The Board voted to approve this request contingent on septic capacity requirements with DEP. The Board also approved the sidewalk on Main Street that runs along Main Street in front of the Regency. Site plans were submitted to the Board in early January for Sunset Ridge showing modifications to the approved plans. The Board determined the changes were insubstantial. Nitsch Engineering was hired as the Boards consulting engineer to review both the site plans submitted and to conduct site inspections of work performed on the site. To date the site has had public water supply installed, detention basin with storm water infrastructure, sewer pipes, and the road installed. The developer anticipates beginning construction soon.
- The Board granted two Variances for building height and floor height to the Bolton Public Library. The request for a Special Permit to alter or expand a pre-existing, nonconforming structure was withdrawn.

STATUS

CASE INFORMATION

C

Petitioner: Town of Bolton (Public Library)

Property Located: 738 Main Street
Request. Variance to allow a building height over the 32 foot height limit.

Date filed: April 1, 2008

Action: Approved June 17, 2008

C

Petitioner: Town of Bolton (Public Library)

Property Located: 738 Main Street

Request. Variance to allow the top occupiable floor to be no more than 15 feet above the average ground elevation.

Date filed: April 1, 2008

Action: Approved June 17, 2008

W

Petitioner: Town of Bolton (Public Library)

Property Located: 738 Main Street

Request. Special Permit to alter a pre-existing non-conforming structure.

Date filed: April 1, 2008

Action: Withdrawn June 17, 2008

C

Petitioner: The Regency (Toll Brothers)

Property Located: Main Street

Request: Modification of Comprehensive Permit to modify the Residential Use and Occupancy restriction of the Comprehensive Permit which restricts all units to persons 55 years and older. At least 80 percent of the occupied units would be occupied by at least one person who is 55 years or older and no person eighteen years of age and younger may be a permanent resident of any unit.

Date filed: May 15, 2008

Action: Approved October 28, 2008

**Financial Statement
July 1, 2007 to June 30, 2008**

Expenses

Appropriated \$10,850.00

Expended

40B Permitting \$ 9.99

Advertising 368.24

Supplies 00.00

Q Dues (Memberships) 00.00

Meeting Expense 00.00

Unexpended balance returned to general fund

\$10,471.77