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**Bolton Zoning Board of Appeals
Public Hearing and Meeting Minutes
July 18, 2017 7:00pm
Bolton Town Hall, Bolton CT**

JUL 19 2017

Town Clerk of Bolton

Present: Chair Mark Altermatt, John Toomey, Robert Peterson, Jonathan Treat, Joseph Hriczo,
Zoning Officer Jim Rupert

Call to Order: 7:00 pm

Continuation of July 11, 2017 public hearing.

Application of Bruce Amundsen & Lisa Whatmore- 60 Watrous Road- for variance of Section 11 (Dimensional Requirements) of the Zoning Regulations of the Town of Bolton- requesting a 15 foot variance of the 25 foot side yard setback.

Mr. Altermatt summarized the variance requested by Mr. Amundsen and Ms. Whatmore. Mr. Altermatt explained that in order for a variance to be granted a hardship unique to their property would need to exist.

Mr. Amundsen cited his reasons for requesting the variance. He explained that there is a town drainage easement on the east side of his property. Due to the slope of the land and the shape of the property, building on the east side of his property would not be feasible. Mr. Amundsen also mentioned that a building on the east side of his property would make accessing the septic tank difficult. Mr. Altermatt added that there is a railway behind Mr. Amundsen's property.

Mr. Altermatt opened the meeting to the board for discussion. Mr. Hriczo asked if the requested variance is to build a garage. Mr. Amundsen said yes. Mr. Hriczo asked the applicants if they had discussed the variance and potential building with their neighbors. Ms. Whatmore said yes and stated that they followed proper notification procedures.

Mr. Rupert stated that the Town of Bolton had also followed procedure, notifying nearby towns of the requested variance. Mr. Altermatt stated that a sign had also been posted.

Mr. Hriczo asked the board if leveling the slope would be an option that is within reason. Mr. Altermatt explained that it could be an option that the board might choose to suggest.

Mr. Altermatt questioned the need for a 15ft variance, asking about the possibility of a smaller variance. Mr. Amundsen suggested that due to the topography of the property a smaller variance would place a new building too close to the existing deck.

Mr. Treat asked the applicants about an alternate location for building the garage. Mr. Amundsen and Mr. Treat looked at the map of Mr. Amundsen property. Mr. Amundsen stated that there would not be enough room to build in the location Mr. Treat was inquiring about.

Mr. Peterson made a motion to accept the variance as requested by the applicants. Mr. Toomey seconded the motion.

Mr. Treat stated that the topography and shape of the property, the town drainage pipe, and the rail trail are hardships unique to this parcel. Mr. Altermatt added that the location of the applicant's septic system is an additional hardship, and agreed that the reasons qualified as justifiable hardship.

Mr. Altermatt called for a vote of the requested variance. All members voted in favor of granting the variance. The variance was granted.

Mr. Toomey motioned to adjourn the meeting. Mr. Peterson seconded the motion. The meeting was adjourned at 7:15pm.

Respectfully Submitted,

Rebekah Rupert

Please see minutes of subsequent meetings for any additions or corrections hereto.