Bolton Zoning Board of Appeals Regular Meeting Minutes February 8, 2022 7:00 p.m. Bolton Town Hall, 222 Bolton Center Road Hybrid Meeting-In person and virtual via Zoom

Members Present: Chairman Mark Altermatt, Anne Decker (attending virtually via Zoom), Jonathan Treat and Morris Silverstein and Alternates William Anderson, Joshua Machnik (seated for William Pike) and Mary Terhune (attending virtually via Zoom)

Staff Present: None

Regular Meeting

1. Call to Order: Chairman M. Altermatt called the meeting to order at 7:02 p.m.

2. Public Comment: No public comment

Public Hearing

3. CONTINUATION OF PUBLIC HEARING - Application #Z-21-79 Britney Mahomes of Ambassador Pools, on behalf of homeowner Tonya LaPlante – 11 Enrico Rd. – variance request to install above-ground pool with integrated deck and fence

The homeowner, Tonya LaPlante, was present via Zoom.

The applicant, Danny Johnson from Ambassador Pools, was unable to attend due to an unexpected health matter and asked for a continuance of the Public Hearing. He has given the ZBA permission to extend the time within which to hold a hearing and to render a decision beyond the statutory deadline.

- M. Altermatt clarified that Mr. Johnson asked for the continuance on behalf of the homeowner.
- M. Altermatt also asked the homeowner if she agrees to extend the time requirement for the Board to render a decision. Ms. LaPlante replied yes.
- J. Treat made a motion to continue the Public Hearing until March 8, 2022 at 7:00. J. Machnik seconded. The motion passed unanimously 5:0:0.
- M. Altermatt stated that it would be in the best interest of all parties to have this matter resolved at the March meeting.

Other Business

4. Approval of Minutes: January 11, 2022

- J. Machnik made a motion to accept the minutes as presented. A. Decker seconded. The motion passed unanimously 5:0:0.
- **5. Correspondence:** None

6. Other

M. Altermatt noted that the budget proposal has been accepted.

7. Adjournment

M. Silverstein made a motion to adjourn at 7:09 p.m. J. Machnik seconded. The motion passed unanimously 5:0:0.

Respectfully submitted,

Leslie J. Brand

Leslie J. Brand

Please see minutes of subsequent meetings for corrections to these minutes and any corrections hereto.



Town of Bolton, CT

Z-21-79

Zoning Permit

Status: Active

Applicant

8573124185

Britney Mahomes britney@ambassadorpools.com 1020 Turnpike Street #11 Canton, MA 02021

Date Created: Sep 17, 2021

Location

11 ENRICO RD BOLTON, CT 06043

Tonya LaPlante 11 Enrico Road BOLTON, CT 06043

Parcels Included in Project

MBL / Parcel ID 16-104

Applicant Info

Applicant Type Contractor

Permit Info

)ccupancy Type

<u>quifer Protection Area</u>

10

!-1

evelopment Title

Residential

one Type

omments

roject Cost 9,150

'ork Description

bove Ground Pool with an integrated deck and fence

Permit For

Variance

Building/Structure Type

Single Family

Open Space (sqft)

39,000

Lots

oning Board of Appeals

:atement of Hardship

ome is built very close to rear property line leaving open space only in front yard and side yard. Proposing to install pool directly behind the house so has privacy. It would be encroaching the rear setback but plenty of space there for it directly behind the house.

ief Explanation of Specific Action(s) Requested of the ZBA

Variance to be submitted to request the permission to install pool and violate rear setback by 10-12 feet. Setback is 40 feet to the rear and they have out 28 feet.

Has any previous application been filed in connection with these premises? Yes	
If yes, give date 08/09/2021	
Setbacks	
Front Required 35	Front Provided 88
Back Required 40	Back Provided 28
Left Required 25	Left Provided 105
Right Required 25	Right Provided 210
Open Space Required 20	Open Space Provided 39,000
Lot Coverage Required 15	Lot Coverage Provided 8.7
Attorney Info	
Name 	Address
City 	State
Zip 	Phone
Email	
Building & Parcel Size	
Building Size 3,000	Lot Area 44,462
Applicable Section(s) of Zoning By-Laws Section 11-A Dimensional Requirements	Does Property Need CCDRB Review?
Is Property Located in Aquifer Protection District?	
Engineer Information	
Company Name	Engineer Name
-	
Address	City
State	Zip
-	4

Phone Registration # **Insurance Expiration** AOR Email **Architect Information Company Name Architect Name** Registration # License Expiration **Address** City State Zip Phone **Email AOR** Contractors Name **Address Daniel Johnston** 1020 Turnpike Street Unit 11 City State Canton MA Zip **Phone No** 02021 8007529000 DBA jose@ambassadorpools.com Ambassador Pools License Type **License Expiration** 10/30/2021 HIC License No License Status 120201 Active **Insurance Expiration Mobile Phone No** 7815028544 02/24/2022 Fax No **Malling Address** 1020 Turnpike Street Unit 11 **Mailing State Mailing City**

ditional Project Info

Canton

Malling Zip 02021

ite of Receipt

MA

Hearings Completion Deadline Decision Deadline Existing Gross Sqft Existing Parking Spaces Total Acreage / Sqft **Disturbed Acres Extended**

Proposed Gross Sqft

Proposed Parking Spaces

Linear Feet

Distance to Town Line

Hearing Not Required

Conditions [Internal Use Only -- To be Printed of Permit]

Conditions

Attachments

pdf Laplante 11 enrico.pdf

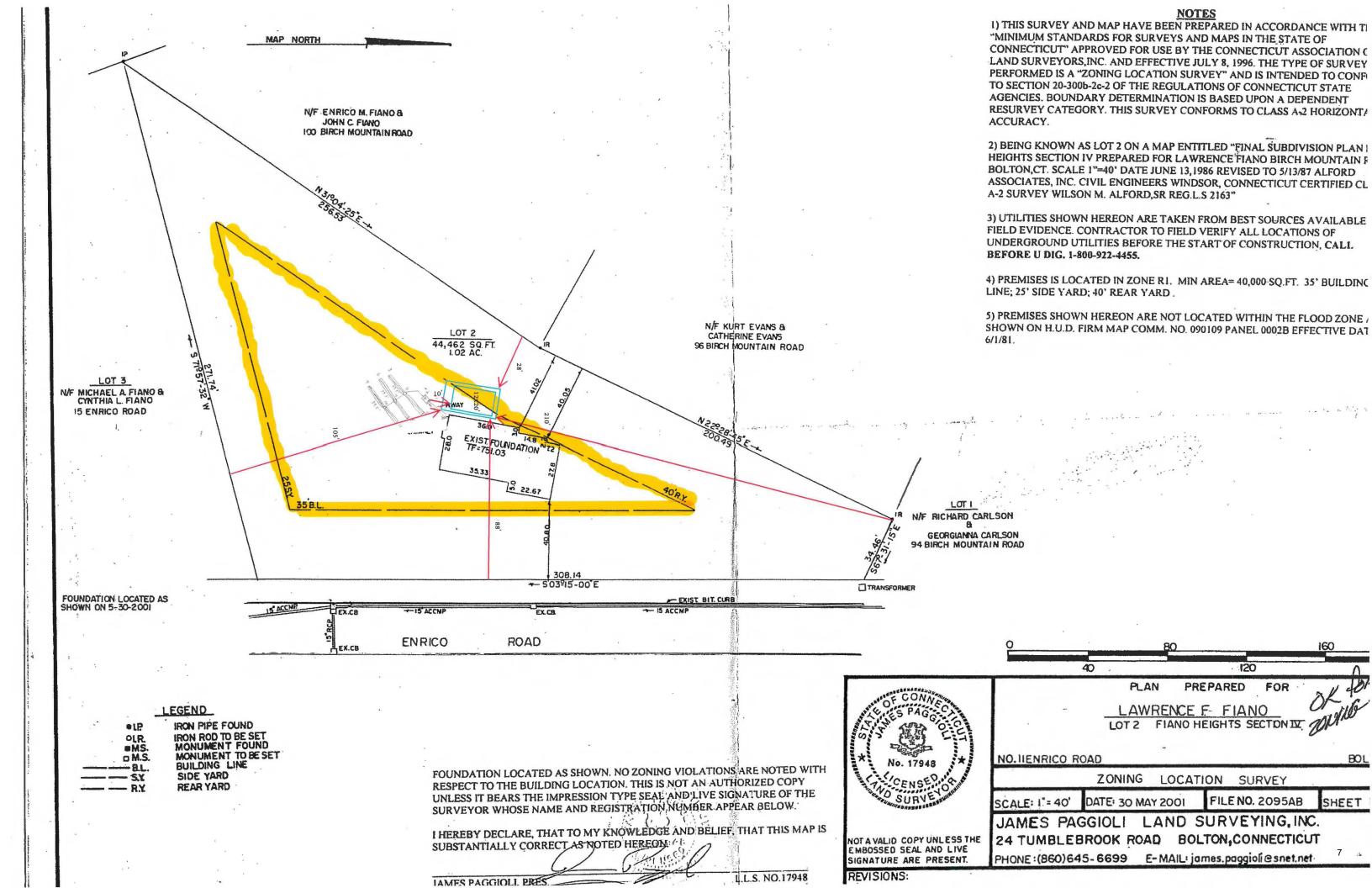
Uploaded by Britney Mahomes on Sep 17, 2021 at 6:48 pm

History

Date	Activity
Sep 17, 2021 at 6:37 pm	Britney Mahomes started a draft of Record Z-21-79
Sep 17, 2021 at 6:49 pm	Britney Mahomes submitted Record Z-21-79
Sep 17, 2021 at 6:50 pm	completed payment step Permit Fee on Record Z-21-79
Sep 17, 2021 at 6:50 pm	approval step Application Review was assigned to Danielle Palazzini on Record Z-21-79
Sep 20, 2021 at 3:01 pm	Danielle Palazzini added payment step Zoning Application Fee - (remaining fee owing for a Variance) to Record Z-21-79
Sep 20, 2021 at 3:03 pm	reactivated payment step Permit Fee on Record Z-21-79
Sep 20, 2021 at 3:03 pm	Danielle Palazzini waived payment step Zoning Application Fee - (remaining fee owing for a Variance) on Record Z-21-79
Nov 8, 2021 at 12:51 pm	completed payment step Permit Fee on Record Z-21-79

Timeline

Label		Status	Activated	Completed	Assignee	Due Date
	Zoning Application Fee - (remaining fee owing for a Variance)	Waived	Sep 20, 2021 at 3:00 pm	Sep 20, 2021 at 3:03 pm	-	-
•	Permit Fee	Paid	Sep 17, 2021 at 6:49 pm	Nov 8, 2021 at 12:51 pm	-	-
~	Application Review	Active	Sep 17, 2021 at 6:50 pm	-	Danielle Palazzini	1
~	Zoning Official's Approval	Inactive	-	-	-	
	Issue Permit	Inactive	-	-	-	-
	Inspections - Variance	Inactive	-	-	-	





Daniel Johnston & Brittney Mahomes, Ambassador Pools

December 12th 2021

RE: Special Variance & Hardships

Project: 11 Enrico RD, Proposed above ground pool

On behalf of our client, Tonya and Daniel Laplante, homeowners of 11 Enrico

Road,Bolton,CT, Daniel Johnston & Brittney Mahomes of Ambassador Pools filed a special permit with the building department of Bolton for permission to erect an above ground swimming pool in their backyard. The homeowners purchased a 12x20 single end pool, the proposed pool location behind the home indicates no reason for unstable ground as well as the surrounding usable yard area. The point beyond the proposed pool flat area begins to border the wetlands with trees and other plants that have remained untouched to preserve the environment and mitigate wetlands impacted whatsoever. Usually one of the key hardships other than financially is having a structure on conservation land, most of the time the homeowners are unaware until a project is coming together or in the midst of being complete, and for us as a pool company most of the time if the homeowner doesn't know we are under the assumption things will be smooth sailing. I will say those most hardships we have to list are very subtle and we plan to take every action necessary as a company

to make sure the homeowners have their dream pool while also catering to the abutters and the towns set back requirements.

The pools dimensions is a 14 x 28 including the single end deck attached to it, with the proposed setback requirements of 28' on the left, 88' for the right side, 210' for the front and 105' for the rear setback; the homeowners also have a septic tank in their yard which the pool is proposed to be 10' away from. The hardship the owner is facing is the setback requirement for the distance their septic system is to the pool. Our company, Ambassador Pools, deal with a variety of homeowners and their leaching fields, septic and wells; Stating this as a company we run into multiple setbacks requirements each one different from each town and state so we proposed the pool where we thought would be the best fit while catering to the homeowners vision. Our pools have an integrated deck with fencing to add privacy, safety and the utmost convenience to our customer and the abutters of the neighborhood.

The pool is to be installed with a saltwater generator to minimize any potential chemical pollution to the surrounding environment, making it a natural freshwater pool using electrolysis to convert salt into chlorine instead. Due to the grade circumstances in the yard our installation team will be able to prep the site by removing only the top layer of grass, remaining mindful of the existing vegetation and wetland flagged surrounding areas by marking with silt socks the maximum area of construction, a proven and safe erosion control method, during our minimal disturbance work to grade the surface of ground for the leveling of above ground pool. Homeowners should be educated on not adding chlorine for at least 7 days prior to draining the pool in future, as well as notifying the city of how the pool should be drained as well. Ambassador Pools believes that the proposed project has been designed in a way that will minimise impacts to resource areas if there is any. Danny Johnston and Britney Mahomes from Ambassador Pools respectfully request an order for a Special Variance granting permission for the work described above as well as allowing the homeowner to enjoy a pool they have wanted for a long time now.

Please feel free to contact us if you have any questions.

Sincerely,

Daniel Johnston

Brittney Mahomes

Logistics & Permitting @ Ambassador Pools

508-622-5924

857-312-4185

WITHIN 500 FT.

NIBAL & BERRINCHA CRISTINA	15 ENRICO RD	BOLTON, CT 06043
MESE & EMMAL & SURV	26 ENRICO RD	BOLTON, CT 06043
RY	12 ENRICO RD	BOLTON, CT 06043
DOLORESANN	15 ELIZABETH RO	BOLTON, CT 06043
MANON J	109 BIRCH MTN RD	BOLTON, CT 06043
OBERT J & CAROL B	97 BIRCH MTN RD	BOLTON, CT 06043
BLOUMAT& HAYDEN	93 BIRCH MOUNTAIN RD	BOLTON, CT 06043
VICKI LYNN &	139 BIRCH MTN RD	BOLTON, CT 06043
JETTREY & CRISTIE	96 BIRCH MOUNTAIN RD	BOLTON, CT 06043
GREGORYA & KAREN B	44 ENRICO RD	BOLTON, CT 06043
SON THOMASF&	34 ENRICO RD	BOLTON, CT 06043
LLO BARBARA A & MICHAEL R & SURV	4 ENRICO RD	BOLTON, CT 06043
THOMAS& LORIA	92 BIRCH MTN RD	BOLTON, CT 06043
THOMAS	92 BIRCH MOUNTAIN RD	BOLTON, CT 06043
TAMMY	94 BIRCH MOUNTAIN RD	BOLTON, CT 06043
EDANIELM & LAPLANTE TONYA R & SURV	1061 BOSTON TPKE	BOLTON, CT 06043
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ШSON	8 ENRICO RD	BOLTON, CT 06043
CHRISTOPHER	11 ELIZABETH RD	BOLTON, CT 06043
NWILLIAM E& ANNEG& SURV	115 BIRCH MOUNTAIN RD	BOLTON, CT 06043
USTIN		BOULDER CREEK, CA 95006
SOOTT A JR & STEPHANIEM & SURV	100 BIRCH MOUNTAIN RD	BOLTON, CT 06043
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	(over \$500)

PS Form 3811. July 2020 PSN 7530-02-000-9053

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Due to an unexpected health matter, the applicant is requesting continuance of the public hearing scheduled this day february 8th, 2022 in regaurds to 11 Enrico Road . I give the board permission to extend the time within which to hold a hearing and then render a decision beyond the statutory deadline. I apologize for the continued delay, this will be the last.

Dauny Johnston

02 / 08 / 2022

EB 8 REC'D 2022

Signature Certificate

Reference number: YO4ND-PHPVZ-SKAEB-5RDLJ

Signer

Timestamp

Danny Johnston

Email: danny@ambassadorpools.com

Shared via link

Sent: Signed: 08 Feb 2022 18:56:15 UTC

08 Feb 2022 18:56:15 UTC

Signature

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IP address: 172.56.17.65

Location: Los Angeles, United States

Document completed by all parties on:

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Page 1 of 1



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