Bolton Zoning Board of Appeals Regular Meeting Minutes December 12, 2023 7:00 p.m. Bolton Town Hall, 222 Bolton Center Road In-Person Meeting

Members Present: Chairman Morris Silverstein, William Pike, Jonathan Treat and Alternates Tom Lyon (seated for Josh Machnik) and Mary Terhune

Regular Meeting

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

2. Election of Officers – Vice Chair

J. Treat made a motion to elect M. Silverstein as Chairman and W. Pike as Vice-Chairman. T. Lyon seconded. The motion passed unanimously 4:0:0.

3. Public Comment: No public comment

4. Approval of Minutes:

November 14, 2023

W. Pike made a motion to accept the minutes as presented. M. Silverstein seconded. The motion passed unanimously 4:0:0.

5. Education Matters – it would be helpful if all regular and alternate members bring their copies of the handbook, "CT Zoning Boards of Appeal" by Atty. Steven E. Byrne to the meeting

M. Silverstein made a list of all members who need a copy of the handbook.

There are four hours of education required for all Land Use Commission members. A tentative date for watching a presentation as a group was proposed for December 20, 2023.

M. Silverstein is putting together a list of general statutes for all board members who are interested.

6. Set 2024 Meeting Dates

J. Treat made a motion to set the 2024 meeting dates for the second Tuesday of each month with the exception of January 2024, as follows:

January 16, 2024 February 13, 2024 March 12, 2024 April 9, 2024 May 14, 2024 June 11, 2024 July 9, 2024 August 13, 2024 September 10, 2024 October 8, 2024 November 12, 2024 December 10, 2024

All regular meetings will take place at 7:00 p.m. at the Bolton Town Hall, 222 Bolton Center Road, Bolton, CT.

T. Lyon seconded. The motion passed unanimously 4:0:0.

7. Other: None

8. Adjournment

W. Pike made a motion to adjourn at 7:28 p.m. J. Treat seconded. The motion passed unanimously 4:0:0.

Respectfully submitted,

Leslie J. Brand

Leslie J. Brand

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



ZBA-24-1 Zoning Board of Appeals Status: Active Submitted On: 2/19/2024	Primary Location 366 WEST ST BOLTON, CT 06043 Owner Caitlin ONeil WEST ST 366 BOLTON, CT 06043	 Applicant ▲ Alex ONeil ♪ 860-997-8623 @ alexoneil290@gmail.com ▲ 366 West Street Bolton, Connecticut 06043
Permit Info		
Occupancy Type*	Application For*	
Residential	Variance	

Aquifer Protection Area*	Zone *
No	R-1

Zoning Board of Appeals

Town of Bolton, CT

Statement of Hardship*

The location of the existing structures on the lot, lot configuration and topography of the lot.

Brief Explanation of Specific Action(s) Requested of the ZBA*

To reduce the 25' setback from the south property line to 10' setback to allow for an addition to the existing garage.

Has any previous application been filed in connection with these premises? *

No

Setbacks

Front Required	Front Provided
35	247.4
Rear Required*	Rear Provided*
40	253.9
Left Required	Left Provided
25	46.5
Right Required	Right Provided
25	10
Lot Coverage Required	Lot Coverage Provided
15	3.7

Building & Parcel Size	
Building Size	Lot Area
3000	2.75
Applicable Section(s) of Zoning By-Laws 11 A	Does Property Need CCDRB Review?
Is Property Located in Aquifer Protection District?	

Signature and Confirmation of Submission of Application

The property owner, or applicant/agent duly authorized by the property owner hereby acknowledges that this applicant has been submitted truthfully. The applicant further acknowledges that any information submitted herein which is found to have been submitted willfully in error may render such application null and void.

The above is hereby acknowledged and understood*

The property owner, or applicant/agent duly authorized by the owner hereby grants permission to the Town of Bolton, it's agents and the Zoning Board of Appeals to make reasonable property inspections related to the review of the submitted application

The above is hereby acknowledged and understood*

The property owner, or applicant/agent duly authorized by the owner hereby acknowledges the above and by endorsement of the digital signature below, hereby submits this application.

Signature of Owner or Applicant/Agent duly
authorized by the owner*

Alex O'Neil Feb 13, 2024

Additional Project Info

Date of Receipt	Hearings Commencement Deadline
-	-
Hearings Completion Deadline	Decision Deadline
-	-
■ Distance to Town Line	■ Extension Date
	-

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

Conditions

Attachments



Plot Plan

366 WEST STREET garage addition-Layout1.pdf Uploaded by Alex ONeil on Feb 19, 2024 at 9:12 PM REQUIRED

REQUIRED



Photos

IMG_0673.jpeg Uploaded by Alex ONeil on Feb 19, 2024 at 9:22 PM



Statement of Hardship Statement of hardship.txt Uploaded by Alex ONeil on Feb 19, 2024 at 9:15 PM



IMG_0675.jpeg

IMG_0675.jpeg Uploaded by Alex ONeil on Feb 19, 2024 at 9:22 PM



IMG_0674.jpeg IMG_0674.jpeg Uploaded by Alex ONeil on Feb 19, 2024 at 9:23 PM



image0.jpeg

image0.jpeg Uploaded by Alex ONeil on Feb 19, 2024 at 9:31 PM



Joe fiano letter.pdf

Joe fiano letter.pdf Uploaded by Alex ONeil on Feb 19, 2024 at 9:32 PM



ABUTTERS WITHIN 500 FT.pdf ABUTTERS WITHIN 500 FT.pdf Uploaded by Danielle Palazzini on Feb 20, 2024 at 3:27 PM

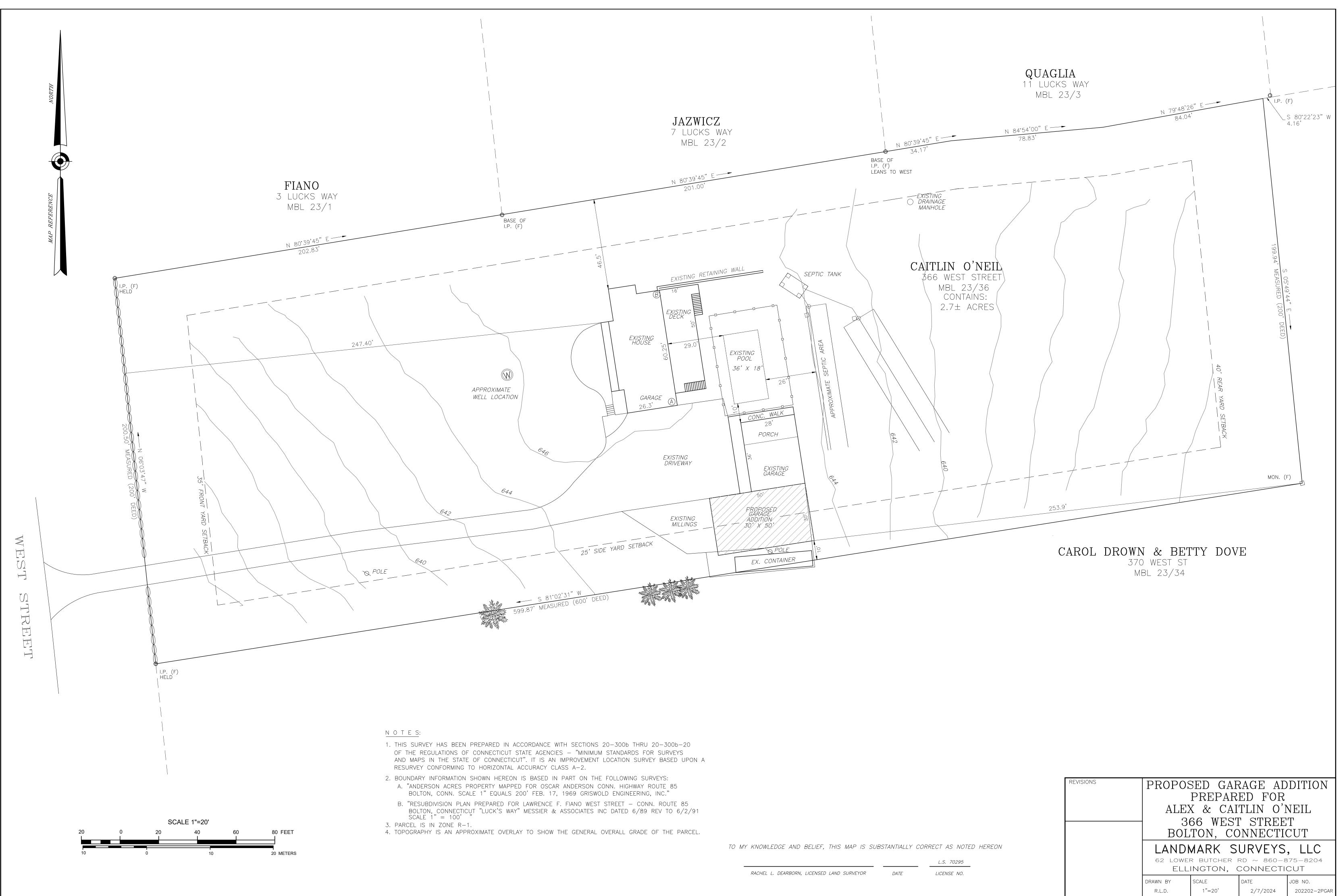
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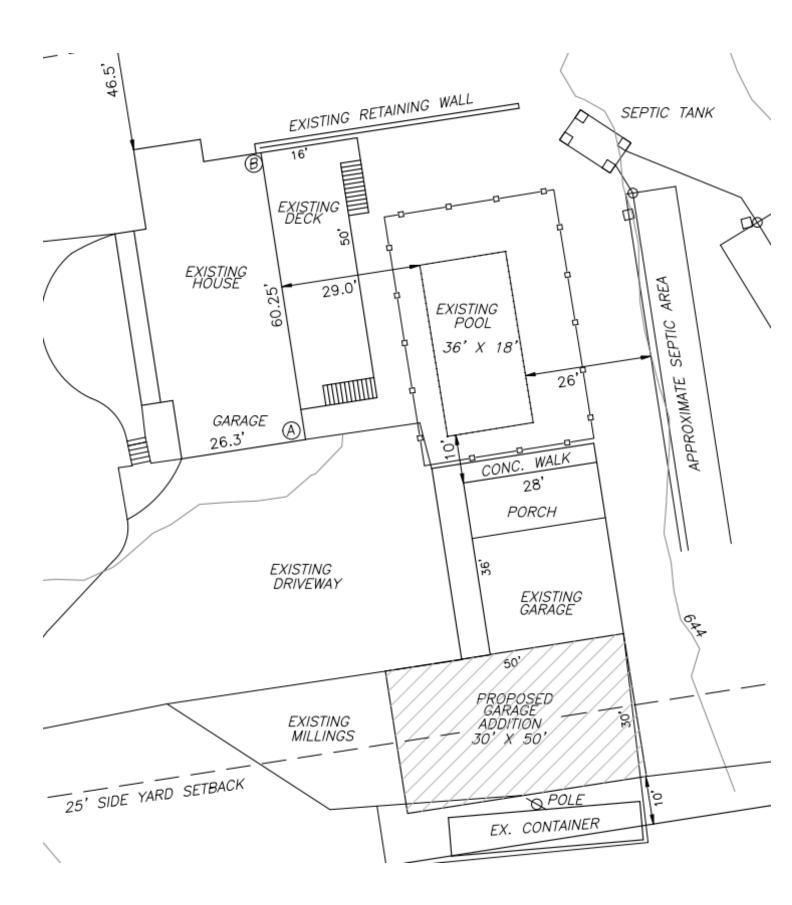
Date	Activity
2/13/2024, 7:02:01 AM	Alex ONeil started a draft of Record ZBA-24-1
2/13/2024, 7:04:07	Alex ONeil altered Record ZBA-24-1, changed ownerEmail from "" to
AM	"Ktin.oneil@gmail.com"
2/13/2024, 7:04:07	Alex ONeil altered Record ZBA-24-1, changed ownerName from "" to
AM	"Caitlin ONeil"

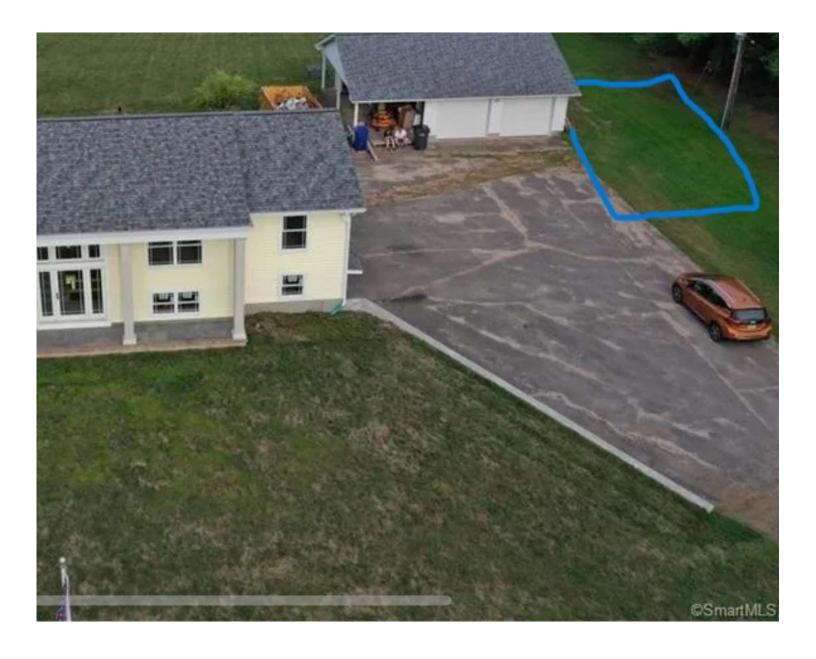
Date	Activity
2/13/2024, 7:04:07 AM	Alex ONeil altered Record ZBA-24-1, changed ownerPhoneNo from "" to "8609978623"
2/13/2024, 6:04:35 PM	Alex ONeil altered Record ZBA-24-1, changed ownerPhoneNo from "8609978623" to "860-490-6277"
2/13/2024, 6:04:35 PM	Alex ONeil altered Record ZBA-24-1, changed ownerStreetName from "366 WEST ST" to "WEST ST"
2/13/2024, 6:04:35 PM	Alex ONeil altered Record ZBA-24-1, changed ownerStreetNo from "" to "366"
2/19/2024, 9:22:34 PM	Alex ONeil added attachment IMG_0675.jpeg to Record ZBA-24-1
2/19/2024, 9:23:13 PM	Alex ONeil added attachment IMG_0674.jpeg to Record ZBA-24-1
2/19/2024, 9:23:42 PM	Alex ONeil submitted Record ZBA-24-1
2/19/2024, 9:24:59 PM	completed payment step Permit Fee on Record ZBA-24-1
2/19/2024, 9:25:00 PM	approval step Application Review was assigned to Danielle Palazzini on Record ZBA-24-1
2/19/2024, 9:26:42 PM	Alex ONeil added a guest: rachel@landmarksurveys.com to Record ZBA-24-1
2/19/2024, 9:27:03 PM	Alex ONeil added a guest: ktin.oneil@gmail.com to Record ZBA-24-1
2/19/2024, 9:31:44 PM	Alex ONeil added attachment image0.jpeg to Record ZBA-24-1
2/19/2024, 9:32:52 PM	Alex ONeil added attachment Joe fiano letter.pdf to Record ZBA-24-1
2/20/2024, 3:27:12 PM	Danielle Palazzini added attachment ABUTTERS WITHIN 500 FT.pdf to Record ZBA-24-1
2/20/2024, 3:29:04 PM	Danielle Palazzini approved approval step Application Review on Record ZBA-24-1
2/20/2024, 3:29:05 PM	approval step Zoning Board of Appeals Consideration was assigned to Mike D'Amato on Record ZBA-24-1

Timeline

Label	Activated	Completed	Assignee	Due Date
 Application Review 	2/19/2024, 9:25:00 PM	2/20/2024, 3:29:03 PM	Danielle Palazzini	-
S Permit Fee	2/19/2024, 9:23:43 PM	2/19/2024, 9:24:59 PM	Alex ONeil	-
 Zoning Board of Appeals Consideration 	2/20/2024, 3:29:04 PM	-	Mike D'Amato	-
🗸 Project Closeout	-	-	-	-
Decision Issued and Noticed (Variance)	-	-	-	-













Statement of hardship

We are requesting a side yard setback variance for a proposed 50 x 30 garage addition to the existing detached garage. \hat{A}

The property is 200' wide and 600' deep. The property ascends from the road up to the location of the house and existing garage. The house and garage are built on a level area at the highest point on the property. Behind the existing garage is ground begins to descend across the septic field and down to the back property line. Â

The existing detached garage is 40' away from the side property line. \hat{A} The proposed garage is 30' wide and will be 10' away from the property line. \hat{A} Due to the location of the existing garage and the topography of the lot we are requesting a reduction in the side yard setback from 25' to 10' to the foundation of the proposed garage. \hat{A} \hat{A}

 \hat{A} The most reasonable place to building on this lot is the level area at the crest of the hill where the house and existing garage are. \hat{A} The back yard is for the septic area and septic reserve area. \hat{A} \hat{A}

With the garage doors on the house opening to the south, it is important to leave enough space to have a proper turning radius to utilize the existing and proposed garage doors. \hat{A} \hat{A}

If the garage were to be built in front of the house, it would change the appearance of the lot when driving up the driveway. The garage would obstruct the view of the single-family home. Â Â

Due to the location of the existing structures, use of the lot, and the topography of the lot, we are requesting a reduction in the side yard setback from 25' to 10' for a 30' \times 50' garage addition.

Re: 366 West St. Variance

Date: 122 2024

To whom it may concern;

Sincerely,

Print name(s)_	JOSEPH	J.	JAZWILZ	
Signed name(s))			

Sec. 1

Date: 1/30/2023

Re: 366 West St. Variance

To whom it may concern;

Sincerely,

Print name(s)____

Joseph Fiano

Joseph Fiano

Signed name(s)_

ABUTTERS WITHIN 500 FEET				
JAZWICZ JOSEPH JOHN	7 LUCKS WAY	BOLTON, CT 06043		
STOFKO CAROLE G TRUSTEE	151 CAMP MEETING RD	BOLTON, CT 06043		
ROSICKE DAVID M & ESWARY	6 DEER RUN RD	BOLTON, CT 06043		
ARMOGIDA BRIAN R	23 LUCKS WAY	BOLTON, CT 06043		
NASIATKA JOSEPH M & NASIATKA ELISSA G	355 WEST ST	BOLTON, CT 06043		
KOLOWAJTYS IVONA &	365 WEST ST	BOLTON, CT 06043		
CASSIDY RAYMOND F & ARLETTE M	7 DEER RUN RD	BOLTON, CT 06043		
CINDRIC ROBERT & TAYLOR JERYL	2 DEER RUN ROAD	BOLTON, CT 06043		
NEWMAN DEBORAH	PO BOX 9512	BOLTON, CT 06043		
NEWMAN AMBER M & MAY JOSHUA & SURV	375 WEST ST	BOLTON, CT 06043		
DROWN CAROL A & DOVE BETTY J	370 WEST ST	BOLTON, CT 06043		
ST JEAN DAVID R & LAURA M	20 LUCKS WAY	BOLTON, CT 06043		
DAY JEFFREY S & QUIRION CHRISTINE J	18 LUCK'S WAY	BOLTON, CT 06043		
LUCK FREDERICK G L/U & KAREN L/U & HEIDI	344 WEST ST	BOLTON, CT 06043		
FIANO JOSEPH ANTHONY & KATY LYNN & SURV	3 LUCKS WAY	BOLTON, CT 06043		
TRENCHARD KENDALL B TRUSTEE	22 LUCKS WAY	BOLTON, CT 06043		
TREAT RICHARD H & RUTH M	8 LYMAN RD	BOLTON, CT 06043		
QUAGLIA SHARON	11 LUCK'S WAY	BOLTON, CT 06043		
PETERSON ROBERT W & CATHERINE H	400 WEST ST	BOLTON, CT 06043		

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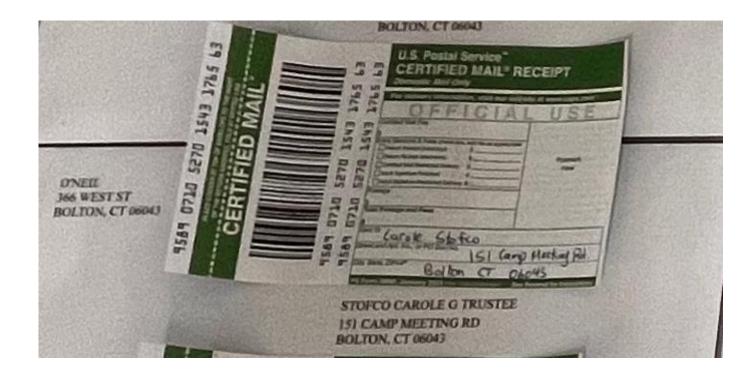
Latest Update

Your item was delivered to an individual at the address at 11:51 am on February 29, 2024 in BOLTON, CT 06043.

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Your item was delivered to an individual at the address at 12:51 pm on February 29, 2024 in BOLTON, CT 06043.

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Your item was delivered to an individual at the address at 12:59 pm on February 29, 2024 in BOLTON, CT 06043.

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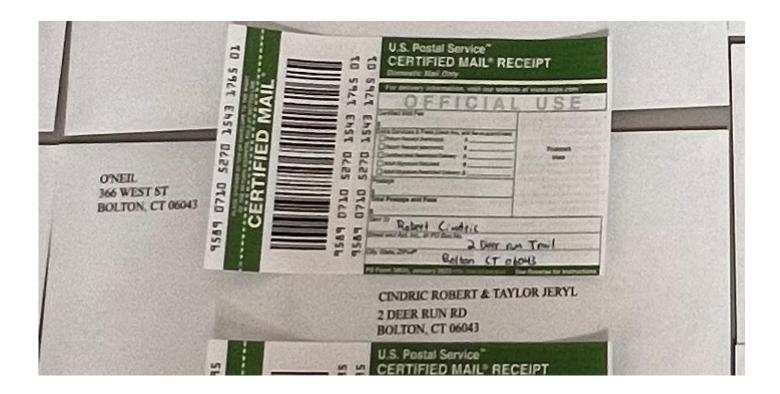
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Latest Update

Your item was picked up at the post office at 12:20 pm on March 1, 2024 in BOLTON, CT 06043.

⊘ Delivered

Delivered, Individual Picked Up at Post Office BOLTON, CT 06043

March 1, 2024, 12:20 pm





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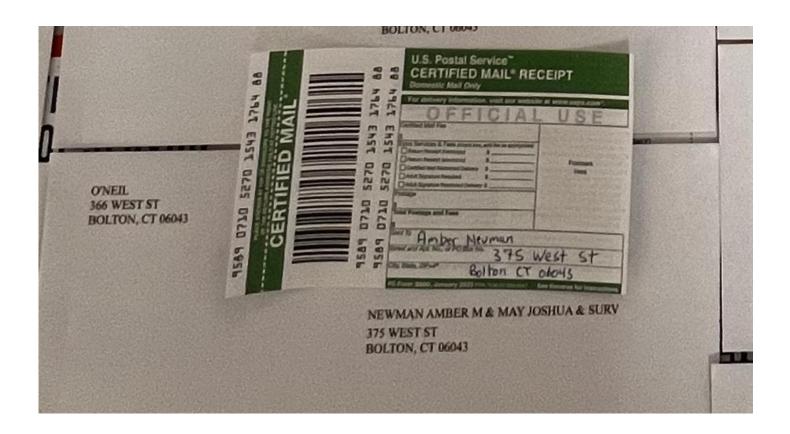
This is a reminder to arrange for redelivery of your item before March 14, 2024 or your item will be returned on March 15, 2024. You may arrange redelivery by using the Schedule a Redelivery feature on this page or may pick up the item at the Post Office indicated on the notice.

Delivery Attempt: Action Needed

Reminder to Schedule Redelivery of your item before March 14, 2024

March 5, 2024

Notice Left (No Authorized Recipient Available) BOLTON, CT 06043 February 29, 2024, 12:54 pm



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February 29, 2024, 1:55 pm



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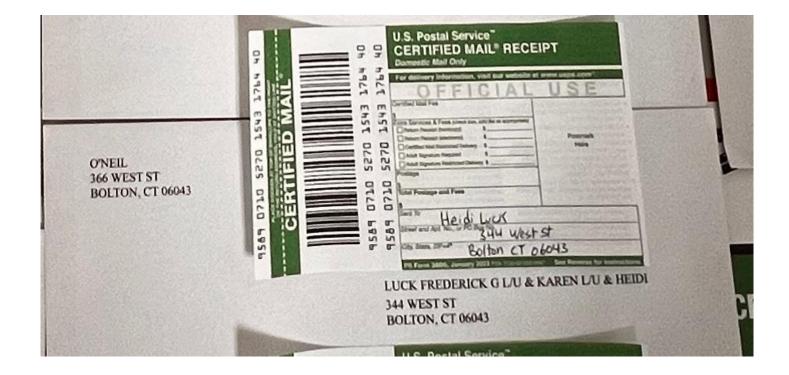


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Your item was delivered to an individual at the address at 1:25 pm on February 29, 2024 in BOLTON, CT 06043.

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Delivered, Left with Individual BOLTON, CT 06043 February 29, 2024, 1:25 pm



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February 29, 2024, 1:47 pm



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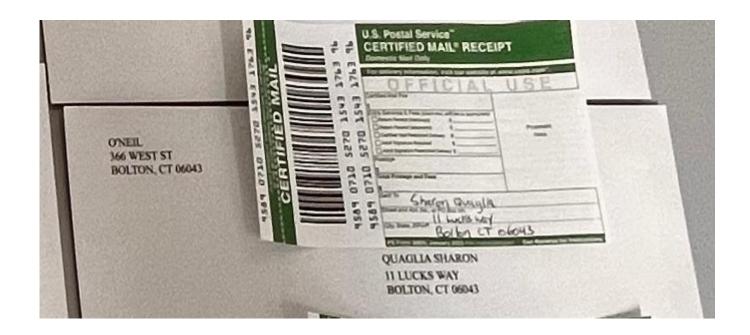
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Tracking Number: 9589071052701543176402

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Latest Update

Your item was delivered to an individual at the address at 12:33 pm on February 29, 2024 in BOLTON, CT 06043.



BOLTON, CT 06043 February 29, 2024, 12:33 pm



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Your item was picked up at the post office at 4:03 pm on March 7, 2024 in MANCHESTER, CT 06042.

Delivered Delivered, Individual Picked Up at Post Office MANCHESTER, CT 06042 March 7, 2024, 4:03 pm



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Text your tracking number to 28777 (2USPS) to get the latest status Standard Message and Data rates may apply. You may also visit www.usps.com USPS Tracking or call 1-800-222-1811.				
Preview your Mail Track your Packages Sign up for FREE 0 https://informeddelivery.usps.com				
All sales final on stamps and postage. Refunds for guaranteed services only. Thank you for your business				
Tell us about your experience Go to https://postalexperience	ence. e.com/Pos			