



PUBLIC MEETING NOTICE  
TO OFFICE OF THE  
BOLTON TOWN CLERK

Received by Town Clerk:

Date: \_\_\_\_\_

Time AM/PM

Posted by Town Clerk - Town Hall and Website:

Date: \_\_\_\_\_

Time AM/PM

BOARD: Zoning Board of Appeals

MEETING PUBLIC HEARING (Please underline appropriately)

DATE: December 17, 2014 TIME: 7:00 PM

LOCATION: Town Hall - Board of Selectmen's Room

REQUESTED BY: Erica Uriarte, Town Planner Date filed with TC: 12/11/14

**NOTE:** Notices and List of Topics or Agendas are to be posted 48 hours in advance of the meetings excluding Saturdays, Sundays and legal holidays. Please keep in mind the Town Clerk's hours of operation and make necessary arrangements to be sure your posting and agenda is made in adequate time.

LIST OF TOPICS / AGENDA

- Hearings
  - In accordance with Massachusetts General Laws, Chapter 40A, Section 11, notice is hereby given that the Bolton Zoning Board of Appeals is holding a public hearing on Wednesday, December 17, 2014 at 7:00 p.m. in the Board of Selectmen Room of the Town Hall, 663 Main Street, Bolton, MA to hear and act upon the application of Audra M. Guimond who is seeking a Special Permit for the change in use that is pre-existing nonconforming associated with the property and structure located in Bolton's Residential Zoning District at 711 Main Street identified on Assessor's Map 1 as Parcel 4 pursuant to Section 250-3C of the Code of the Town of Bolton. The applicant is interested in renting a portion of the structure which includes two rooms on the first floor and a single room on the second floor to operate a tutoring business called Laurel Learning. The space was previously a retail store and will not be modified in size.
- Business
  - 7:15 p.m., Mark O'Hagan, Craftsman Village Bolton, LLC - Bolton Manor
    - Application to modify the Comprehensive Permit and Plans for the previously approved Bolton Manor Project to be located on Sugar Road identified on Assessor's Map 4.C Parcel 26.
  - 7:45 p.m., Close out of Sunset Ridge Condominium Project
    - Update Zoning Board of Appeals regarding schedule of close out of project.
- Administrative
  - Discuss Town Meeting Articles
    - Amendment to Mixed-Use Village Overlay District
      - Modification to allow for greater residential density
    - Amendment to Zoning Map to incorporate the Mixed-Use Village Overlay District
    - Jake Brake Bylaw
    - Special Permit for Dimensional Variation
  - Approval of Minutes