



# Bolton Zoning Board of Appeals

## Agenda

|                      |  |
|----------------------|--|
| <b>Date:</b>         | Wed. November 28, 2012                       |
| <b>Time:</b>         | 7:30 pm                                      |
| <b>Location:</b>     | Houghton Building 697 Main Street, Bolton MA |
| <b>Next Meeting:</b> | TBD  |

### Hearing

| Time    | Description   | Address of property & Applicant's name  |
|---------|---|---|
| 7:30 pm | <p>The Applicant is seeking:</p> <p>Issuance of a Special Permit to expand or alter a Pre-existing Nonconforming Structure pursuant to Section 2.1.3.3 of the Bolton Zoning Bylaw to allow the demolition and reconstruction of a single family home on a non conforming lot due to only 157' of frontage and 1.0 acres of land. Additionally, the proposed house will not conform to the required front offset of 50' as it is 33.2'.</p> <p>Documents include: application, architectuals, site plan &amp; photos</p> | <p>Joel Cote of 1 Pilgrim Road, Chelmsford, MA 01824</p> <p>Property located at 32 Harvard Road, Bolton MA.</p> |

### General Business

| Time    | Description   | Address of property & Applicant's name  |
|---------|---|---|
| 8:15 PM | <p>As built acceptance for the Regency at Bolton</p> <p>The ZBA will review Cost Examination, As built plans as well as other documents that will close out this project and turn it over to the condo association.</p> <p>Release of Performance Guarantee</p> | <p>The Regency at Bolton located on Main Street Bolton</p> <p>Applicant: Toll Brothers (Heritage Manor Development, LLC</p> |

### Other

|   | Description         | Documents/plans |
|---|---------------------|-----------------|
| 1 | Approval of Minutes | Minutes         |

*Submitted by Jennifer Burney, Town Planner*