

TOWN OF BOLTON – ZONING BOARD OF APPEALS MINUTES

Meeting Held at the Town Hall – Board of Selectmen’s Room on **February 23, 2015** at 7:00 PM

Members Present: Gerard Ahearn (Chairman), Kay Stoner, Bradley Reed (Members), Jack Sargent (Associate)

Also Present: Erica Uriarte (Town Planner), Mark O’Hagan (Craftsman Village Bolton, LLC), and Sotir Pabalilo (Craftsman Village Bolton, LLC)

Call to order: 7:00 PM

Hearings:

- None.

Business:

- 7:00 p.m., Mark O’Hagan, Craftsman Village Bolton, LLC – Craftsman Village Bolton (previously Bolton Manor)
 - o 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. The Applicant is requesting for the Board to make a determination whether or not the modifications to the Comprehensive and Plans are considered “Substantial Changes to the Project”, formally requesting the transfer of the Comprehensive Permit from Sugar Road Realty Trust to Craftsman Village Bolton, LLC, and for the Board to approve modifying the subsidy program for the development from the New England Fund (NEF) Program to Local Initiative Program (LIP) through DHCD.
 - M. O’Hagan’s Attorney reviewed the revisions to the Comprehensive Permit language and updated the procedural history section as needed. M. O’Hagan reviewed final draft with the Board.
 - Updated condition no.10 under section entitled “Preconstruction Review” to require a consultant for the construction oversight of the project to include the words “as necessary”. The Board will require review for major construction milestones with monthly reports to the Board.
 - Reminder for condition no.24 under section entitled “General” that Board of Selectmen will need to approve all signage.
 - **B. Reed motioned to approve the “Determination on Request to Transfer and For Insubstantial Changes to Comprehensive Permit” for the Craftsman Village Bolton dated February 23, 2015 as annotated during the meeting. 2nd by J. Sargent. All in favor 4/0/0.**

Administrative:

- None.

K. Stoner motioned to adjourn the Zoning Board of Appeals meeting at 7:54 PM. 2nd by B. Reed. All in favor 4/0/0.

