
Town of Bolton Zoning Board of Appeals

Minutes for hearing on April, 20 2011

Printed On: Thu Apr 21, 2011

Time of Hearing: 7:30 PM

Hearing No.: ZBA-2011-0001

Representative: BOLTON PROPERTY MANAGEMENT

Subject Lot Address: 579 MAIN ST

Subject Town: Town of Bolton

Members at Hearing: Gerard Ahearn, Brad Reed, Alexander Kischitz, Kay Stoner, Matthew Hurd.

Minutes: Read hearing notice 7:35pm

General Discussion: Present; Ray Grenier, Attorney & Engineer, BOS granted LB Special Permit. ZBA allowed but no exterior changes unless coming back before the board. Use of barn would be phased in from 1998. Gerard read section of LB history from BOS 1998. Been before the PB & BOS approved parking lot changes recently. Not expanding footprint of barn. No additional parking spaces than what was previously approved. Just relocated spaces. Brad any engineering approvals. December 1, 2011. Drainage added 04/11. Nothing new being proposed already constructed. Conservation has plans and hasn't heard back from them re: drainage.

See plans for proposed windows & photos:

Skylights, windows and 2 dormers to accommodate elevator and bathroom.

Front view: 4 barnlike windows, 2 sky lights, converted garage doors to pedestrian doors.

Dormers won't be visible from street

Use: not renting right now: expanding current business to barn for own use. Would rent/tenant in future in space

Parking spaces: 29 current adding 28 parking: any requests for additional spaces would come back to PB & BOS (has 20 acres to expand).

Kay: Septic expansion needed? A. Approved for numbers use.

Submitting photos with filing

Public comments: Martha Remington: April 6 reviewed the plans and accepted the alteration show with plans. Stamp of approval.

Conservation: still needs to give feedback on

Gerard: use & harmony with character discussed

Criteria: carried out without
without nullifying intentdiscussed

Traffic; discussed

Visual: no visual changes from street or minimal

environmental: Board found the dormers would not have any impact on the stormwater minor changes with dormers. previous parking lot (gravel). All stormwater is already in nothing new proposed.

Exterior changes consistent with plans filed with board (ZBA decision from 1997 says no exterior changes) this is why before the board for approval of exterior changes.

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No other questions:
gerard/andy to close

New windows, 2 roof dormers to accommodate bathrooms & elevator.

Vote:

Approve structural 7 exterior changes consistent with plans submitted. Any modification for other parking would have to come back before appropriate boards.

Signature: _____

Date: _____