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## Town of Bolton Zoning Board of Appeals

Minutes for hearing on April, 20 2011

Printed On: Thu Apr 21, 2011

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**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: Applicant Ray Grenier, Attorney David A. Philbin and Kanayo Lala PE. The Board of Selectment granted Limited Business Special Permit in 1998. The ZBA granted a Special Permit in 1997 requiring no exterior changes unless the applicant came back before the board. Use of barn would be phased in from 1998. Gerard Ahearn read a section of Special Permit from the 1998 Board of Selectmen. The Applicant has recently been before both the Planning Board and Board of Selectmen for approval of relocating some of the proposed parking lots. The number of lots were not being increased from what was already approved just a relocation of the spaces. Not expanding footprint of barn. Brad Reed asked if there were any engineering approvals. Nothing new being proposed as drainage is already constructed as designed in 1998. Conservation has December 2010 plans and hasn't heard back from them regarding drainage.

Proposed changes to the barn include skylights, windows and 2 dormers to accommodate elevator and bathroom. The front of the barn will include 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 space in future. Parking spaces: 29 current adding 28 parking. Any requests for additional spaces would come back to PB & BOS (has 20 acres to expand). Kay Stoner asked if any septic expansion was needed? She was told that the septic is approved for numbers proposed. The Applicant submitting photos with filing.

Public comments: Martha Remington: April 6, 2011 the Historical Commission reviewed the plans and accepted the alteration shown with plans. The Historical Commission give their stamp of approval.

Conservation: The applicant stated that plans were given to Conservation and they are waiting for feedback on storm water.

Gerard Ahearn stated that the use & harmony with character was discussed during the testimony.

Criteria: carried out without nullifying the intent of the bylaw was also discussed during the testimony. Traffic was discussed. Visual: no visual changes from street or are very minimal. Environmental: Board found the dormers would not have any impact on the stormwater. Pervious parking lot (gravel). All stormwater is already in nothing new is being proposed. Exterior changes consistent with plans filed with board (ZBA decision from 1997 says no exterior changes).

No other questions:

A motion was made by Gerard Ahearn, seconded by Alexander Kischitz to close the hearing.

Vote: 5/0/0

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A motion was made by Kay Stoner, seconded by Brad reed to approve structural and exterior changes consistent with plans submitted. Any modification for additional parking would have to come back before the appropriate board(s).

Vote 5/0/0

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Signature: \_\_\_\_\_

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