

BOLTON BOARD OF APPEALS
Minutes of Meeting
June 20, 2007 at 7:00 P.M.
Bolton Town Hall

Present: Gerard Ahearn, Kay Stoner, Brad Reed, Andy Kischitz

DISCUSSION

1. Bolton Manor Change of Ownership Request

Present: Kevin Sweeney

Tipton explained that Sweeney has requested the board approve an ownership change from Sugar Road Realty Trust, to Bolton Manor LLC. Town Counsel recommended that the entity Bolton Manor LLC be created before the Board approved the request. Sweeney has submitted documentation to the Board indicating the LLC has been created.

On motion by Brad Reed, the Board voted 4-0 to approve the requested ownership change on the condition that the Board be notified and approve future changes to ownership of the property, or changes of ownership of Bolton Manor LLC.

On a separate note, Tipton requested the developer consider changing the name of the project to Brigham Farms. This name was suggested by the Bolton Historical Commission and is mentioned in the comprehensive permit. A name change is suggested because the Bolton Senior Housing project on Main Street is known to some as Bolton Country Manor.

2. Zoning Board of Appeals Rules and Regulations

The Board discussed a revision of its fee schedule. For an application fee, Tipton explained the Board was allowed to charge applicants the approximate cost to the town. The cost to the town is largely dependent on the amount of certified abutters that mailings are sent to. The Board suggested that the fees for special permits and variances be linked to the amount of abutters. Tipton offered to review other towns fee schedules. On the suggestion of Kischitz, the Board would also require applicants to supply a photograph or photographs depicting the subject of the hearing, whether a variance, special permit, or comprehensive permit. Tipton also suggested creating a process whereby applicants would follow to amend comprehensive permits. The regulations would simply state the Board would review a proposed change to determine if the change is substantial. If a change was deemed substantial, the Board would open a hearing on the change itself. The Board has the option of hiring consultant(s) to review whether a change is substantial, or determining whether to allow a change already deemed substantial. A hearing was scheduled for Wednesday, July 18, 2007 to review and approve the changes.

3. Minutes

The Board approved minutes for 11/15/06; 1/17/07; 1/31/07; 2/21/07; 3/21/07; and 4/24/07.