

**Bolton Zoning Board of Appeals
Regular Meeting Minutes
July 13, 2026, 7:00 p.m.
Bolton Town Hall, 222 Bolton Center Road
In-Person Meeting and Virtual Utilizing Zoom**

Members Present: Chair William Pike, Member Anne Decker, Member Jonathan Treat, Member Athina Loveland. Absent was Member Joshua Machnik

Others Present in Person: Joseph Costanzo

Others Present Via Zoom: Jim Loersch

1. Call to Order

W. Pike called the meeting to order at 7:08 p.m.

2. Approval of Minutes

A. Decker MOVED to approve the March 9, 2026, Minutes as presented. A. Loveland SECONDED the motion. MOTION CARRIED UNANIMOUSLY 4:0:0.

3. Resident's Forum/Public Comment

None.

4. Public Hearing:

No. BZA-26-1: Joseph Costanzo – 43 Deming Rd. – requesting a variance reducing the left side yard setback from 20 ft to 13 ft to construct an attached 600 sq ft garage

5. Old Business

None.

6. New Business

***Discussion/Possible Decision* – No. ZBA-26-1: Joseph Costanzo – 43 Deming Rd. – requesting a variance reducing the left side yard setback from 20 ft to 13 ft to construct an attached 600 sq ft garage**

J. Treat MOVED to table No. ZBA-26-1 to the August 2026 meeting. A. Loveland SECONDED the motion. MOTION CARRIED 4:0:0.

7. Other

None.

8. Adjournment: J. Treat MOVED to adjourn the meeting at 7:57 p.m. A. Loveland SECONDED the motion. MOTION CARRIED UNANIMOUSLY 4:0:0.

Respectfully submitted by Mary J. Johnston

Bolton Zoning Board of Appeals July 13, 2026, Regular Meeting

Mary J. Johnston

Please see the Minutes of subsequent meetings for corrections to these Minutes and any corrections hereto.

L2	N68°14'53"E	10.00'
L3	S21°45'07"E	44.25'
L4	S59°45'05"E	50.65'

MAP REFERENCE/NOTES:

1. MAP REFERENCE: STRAWBERRY RIDGE SUBDIVISION PLAN PREPARED FOR ALAN J. COCCONI & BARBARA RAYEL, DEMING ROAD BOLTON, CT. SCALE: 1" = 80' DATED OCTOBER 17, 2001 REVISED THRU FEBRUARY 2, 2004 SHEETS 1 THRU 11 BY ANCHOR ENGINEERING SERVICES, INC.
2. MAP REFERENCE: PLOT PLAN CELEBRATION HOMES LOT 1 STRAWBERRY RIDGE, DEMING ROAD, BOLTON, CT. DATE: 05/25/06, REVISED THROUGH 10/03/06 SCALE: AS NOTED BY ANCHOR ENGINEERING SERVICES, INC.
3. THE FOUNDATION SHOWN WAS FIELD LOCATED ON 12/08/06 BY ANCHOR ENGINEERING SERVICES, INC.

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-3000-1 THRU 20-3000-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES- MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ENFORCED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS AN IMPROVEMENT LOCATION SURVEY. BOUNDARY DETERMINATION CATEGORY: IMPROVEMENT LOCATION SURVEY. HORIZONTAL ACCURACY CLASS: A-2. THE PURPOSE OF THIS SURVEY AND MAP IS TO ENABLE DETERMINATION OF COMPLIANCE OR NON-COMPLIANCE WITH APPLICABLE MUNICIPAL OR STATUTORY REQUIREMENTS.

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

WILLIAM E. WERTZ, CT. L.S., #10087

ANY ORIGINAL OR DUPLICATE OF THIS MAP IS NOT VALID UNLESS IT BEARS THE EMBOSSED SEAL OF THE SURVEYOR WHOSE REGISTRATION NUMBER APPEARS ABOVE. NO OTHER CERTIFICATION OR WARRANTY IS EXPRESSED OR IMPLIED.

LEGEND:

PROPERTY LINE
BUILDING LINE
EASEMENT LINE

210 square feet total
Variance requested
House built on right hand side of property due to ledge on left.

DEMING ROAD

SCALE: 1" = 20'



Anchor Engineering Services, Inc.
75 Nutmeg Lane, Glastonbury, CT 06033
TEL (860) 633-8770 FAX (860) 633-5971

PROJECT ENGINEER	SAS	IMPROVEMENT LOCATION SURVEY	
PROJECT MANAGER	NEW	PREPARED FOR	
OFFICE REVIEW	SAS	CELEBRATION HOMES	
REVISIONS		LOT 1 STRAWBERRY RIDGE	
DATE	12/13/06	BOLTON, CONNECTICUT	
PROJECT	523-24	SHEET NO. 1 OF 1	
SCALE	1" = 20'		

43 Deming Road

Untitled Map

Write a description for your map.

Legend

 43 Deming Rd

