

**Bolton Zoning Board of Appeals
Regular Meeting Minutes
August 10, 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, Member Joshua Machnik

Others Present in Person: Joseph Costanzo

Others Present Via Zoom: Board Clerk Mary Johnston

1. Call to Order

W. Pike called the meeting to order at 7:03 p.m.

2. Approval of Minutes

A. Decker MOVED to approve the July 13, 2026, Minutes as presented. A. Loveland SECONDED the motion. A. Loveland said the agenda item for ZBA-26-1 should say “right side yard setback” instead of “left side yard setback”. MOTION CARRIED UNANIMOUSLY 5:0:0 with the correction.

3. Resident’s Forum/Public Comment

None.

4. Public Hearing (Cont):

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

The Board discussed the discrepancy in the application on the required setback. It was found that the setback needed for this request is 25 ft not 20 ft as said in the application. The Board then discussed the required setback and zoning classification in the Town Code and expressed concerns that the application was not correct. J. Costanzo discussed modifications he made to his request including buffers, leach field, septic and storm sewer and provided a Google Map showing the modifications. J. Treat asked if there is a basement at this property to which J. Costanzo replied to no. A. Loveland said she visited the site today and provided three alternative solutions.

5. Old Business

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

After discussion about the required setback requirements, J. Treat MOVED to table this application to the next month’s meeting pending correct setback requirements after

discussion with the Town. J. Machnik SECONDED the motion. MOTION CARRIED UNANIMOUSLY 5:0:0.

6. New Business

None.

7. Other

None.

8. Adjournment: A. Decker MOVED to adjourn the meeting at 7:31 p.m. A. Loveland SECONDED the motion. MOTION CARRIED UNANIMOUSLY 5:0:0.

Respectfully submitted by Mary J. Johnston

Mary J. Johnston

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

Palazzini, Danielle

Subject: FW: ZBA Meeting

From: Joe Costanzo <joe@dzenroofing.com>
Sent: Wednesday, August 26, 2026 11:10 AM
To: Palazzini, Danielle <dpalazzini@boltonct.gov>
Subject: Re: ZBA Meeting

EXTERNAL EMAIL - This email was sent by a person from outside your organization.

To the Town of Bolton and the Bolton Zoning Board of Appeals,

I wish to grant the Town of Bolton Zoning Board of Appeals an extension up to 65 days to discuss the variance I am requesting for a 7 foot right side variance to construct a garage/ equipment shed.

Sincerely,

Joseph Costanzo

43 Deming Rd

Bolton,Ct

Sent from my iPhone



Record No: ZBA-26-1

Zoning Board of Appeals

Status: Active

Submitted On: 6/2/2026

Primary Location

43 DEMING ROAD
BOLTON, CT 06043

Owner

Joseph P Costanzo Jr
43 DEMING ROAD BOLTON,
CT 06043

Applicant

 Joseph Costanzo
 860-930-6559
 jcostanzo421@gmail.com
 43 Deming Rd
Bolton, CT 06043

Submission Information

Occupancy Type*

Residential

Application For*

Variance

Aquifer Protection Area*

No

Zone *

R-1

Zoning Board of Appeals

Statement of Hardship*

To the Bolton Zoning Board of Appeals:

I respectfully request a variance to allow the proposed attached garage to extend seven (7) feet into the required setback.

The hardship supporting this request arises from unique physical conditions affecting my property. A storm drainage easement in favor of the Town of Bolton, together with the location of the existing septic system and leach field, substantially limits the usable and buildable area of the lot. These conditions are specific to this property and significantly restrict where structures may reasonably be located.

Because of these constraints, strict compliance with the setback requirement would create an unusual hardship by preventing the practical placement of an attached garage in a location that is compatible with the existing residence. The hardship is not self-created and results from the physical characteristics and restrictions affecting the property.

The proposed garage has been designed and located to minimize the requested relief while avoiding interference with the drainage easement and septic system. The requested seven-foot encroachment represents the minimum variance necessary to permit a reasonable improvement to the property.

The garage will remain subordinate to the existing residence and will be consistent with the character of the surrounding neighborhood. Granting the variance will not adversely affect public health, safety, welfare, neighboring properties, drainage, or septic operations, and it will remain in harmony with the overall intent of the Bolton Zoning Regulations. I have discussed the proposal with neighboring property owners, and they have expressed no objections to the requested variance.

For these reasons, I respectfully request that the Bolton Zoning Board of Appeals grant the requested seven-foot setback variance.

Thank you for your consideration.

Brief Explanation of Specific Action(s) Requested of the ZBA*

I am requesting that the Zoning Board of Appeals grant me a 7 ft right side yard variance, reducing it from 20 ft to 13 ft, to build an attached 600 sq ft garage.

Has any previous application been filed in connection with these premises? *

No

Setbacks

Front Required

30

Front Provided

30

Rear Required

35

Rear Provided

35

Left Required

20

Left Provided

20

Right Required

20

Right Provided

13

Lot Coverages

Maximum Lot Coverage:

- R1, R2, R3 = 15%
- NB = 20%
- GB, I, GMUIZ, RMUZ = 25%

Lot Coverage Provided (in %)

7.25

Maximum Impervious Coverage:

- R1, R2, R3 = 20%
- NB, GMUIZ, RMUZ = 50%
- GB, I = 65%

Impervious Coverage Provided (in %)

18

Building & Parcel Size

Building Size

600

Lot Area

31746

Applicable Section(s) of Zoning By-Laws

Article VII: Sec. 450-7.1(C)(5)

Does Property Need CCDRB Review?

☐

Signature and Confirmation of Submission of Application

The property owner, or applicant/agent duly authorized by the property owner hereby acknowledges that this applicant has been submitted truthfully. The applicant further acknowledges that any information submitted herein which is found to have been submitted willfully in error may render such application null and void.

The above is hereby acknowledged and understood*



The property owner, or applicant/agent duly authorized by the owner hereby grants permission to the Town of Bolton, it's agents and the Zoning Board of Appeals to make reasonable property inspections related to the review of the submitted application

The above is hereby acknowledged and understood*



The property owner, or applicant/agent duly authorized by the owner hereby acknowledges the above and by endorsement of the digital signature below, hereby submits this application.

Signature of Owner or Applicant/Agent duly authorized by the owner*

✓ Joseph P Costanzo Jr
Jun 2, 2026

Additional Project Info

Date of Receipt 

—

Hearings Commencement Deadline 

—

Hearings Completion Deadline 

—

Decision Deadline 

—

Distance to Town Line 

Extension Date 

—

Conditions [Internal Use Only -- To be Printed of Permit]

Conditions 

Attachments

	Plot Plan 43 Deming Rd Bolton Ct Plot Plan with proposed garage addition.pdf Uploaded by Joseph Costanzo on Jun 2, 2026 at 2:17 PM	REQUIRED
	Photos 43 Deming Rd Bolton Ct AI image of proposed garage.png Uploaded by Joseph Costanzo on Jun 2, 2026 at 2:20 PM	REQUIRED
	Statement of Hardship Bolton Zoning Board of Appeals Hardship Letter.pdf Uploaded by Joseph Costanzo on Jun 2, 2026 at 2:51 PM	REQUIRED

**Abutters within 500 Ft.pdf**

Abutter within 500 Ft.pdf

Uploaded by Danielle Palazzini on Jun 3, 2026 at 8:53 AM

**Bordering neighbor non-objection letter 43 Deming Rd.pdf**

Bordering neighbor non-objection letter 43 Deming Rd.pdf

Uploaded by Joseph Costanzo on Jun 15, 2026 at 7:02 AM

**Certificate of Mailing Abutters Notice.pdf**

Certificate of Mailing Abutters Notice.pdf

Uploaded by Joseph Costanzo on Jun 29, 2026 at 12:20 PM

**Public Hrg Sign_Posted 7-2-26.pdf**

Public Hrg Sign_Posted 7-2-26.pdf

Uploaded by Danielle Palazzini on Jul 2, 2026 at 2:12 PM

**43 Deming Rd revised plot plan.pdf**

43 Deming Rd revised plot plan.pdf

Uploaded by Joseph Costanzo on Aug 5, 2026 at 2:16 PM

**43 Deming Road variance Google Earth view map.pdf**

43 Deming Road variance Google Earth view map.pdf

Uploaded by Joseph Costanzo on Aug 5, 2026 at 2:17 PM

**Extention of Time Email_082626.pdf**

Applicant Email Granting Ext of Time for Pbhc Hrg_082626.pdf

Uploaded by Danielle Palazzini on Sep 1, 2026 at 6:09 PM

STRAWBERRY RIDGE SUBDIVISION

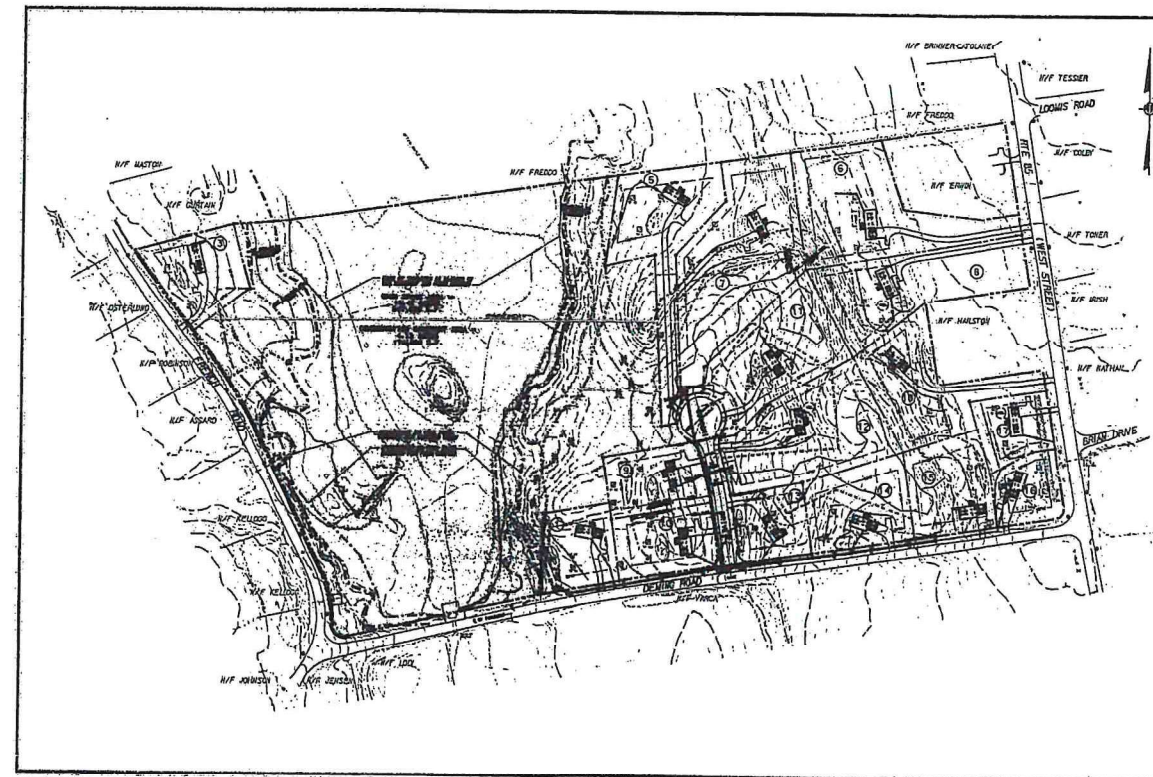
DEMING ROAD, FRENCH ROAD & WEST STREET

BOLTON, CT

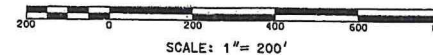
OCTOBER 17, 2001

LEGEND

EXISTING PROPERTY LINE	---
PROPOSED PROPERTY LINE	---
EXISTING IRON PIN	○
PROPOSED IRON PIN	○
EXISTING CONC. MONUMENT	□
PROPOSED CONC. MONUMENT	□
EXISTING CONTOUR	--- 580 ---
PROPOSED CONTOUR	--- 580 ---
EXISTING SPOT GRADE	+
PROPOSED SPOT GRADE	+50.6
FILTER FABRIC FENCE	⊕
PROPOSED WELL	⊙
EXISTING TREE LINE	■
TEST PIT LOCATION	TP 20
EXISTING STONE WALL	---
EDGE OF WETLANDS	---
APPROXIMATE 100 YEAR FLOOD BOUNDARY PER FEMA MAPPING	---
APPROXIMATE 100 YEAR FLOOD BOUNDARY PER DETAILED STUDY	---
50' SETBACK TO WETLANDS/ 100 YR FLOOD BOUNDARY	---
EDGE OF 100' REGULATED AREA	---



KEY MAP



"ALL CONSTRUCTION OF PUBLIC FACILITIES REQUIRED FOR THIS SUBDIVISION SHALL BE COMPLETED WITHIN FIVE YEARS AFTER THE APPROVAL OF THIS SUBDIVISION PLAN AND THIS FIVE YEAR PERIOD EXPIRES ON 05/17/2008"

APPROVED BY THE BOLTON PLANNING COMMISSION.
Chairman
CHAIRMAN, BOLTON PLANNING COMMISSION

5/26/04
DATE

APPLICANT/PROPERTY OWNER:

ALAN J. COCCONI
2012 CROMWELL
WHEATON, IL 60187

AND

BARBARA C. RAYEL
9 BECKWITH LANE
OLD LYME, CT 06371



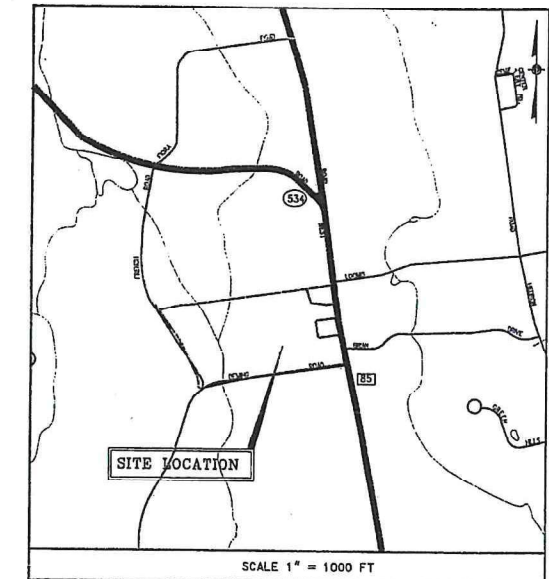
Anchor Engineering Services, Inc.
75 Nutmeg Lane Glastonbury, CT 06033
TEL (860) 633-8770 FAX (860) 633-5971

SW206

Received for record
6/2/04 at 1:01 PM
Susan M. DePaola
Bolton Town Clerk

REVISIONS:

12/17/01	8/06/03	2/02/04
1/14/02	REVISIONS FOR JULY 10, 2003 ROBERT GRILLO AND JULY 29, 2003 JANET MCALLISTER COMMENTS.	REVISIONS PER IWWC.
1/17/02	8/20/03	
2/19/02	REVISIONS FOR AUGUST 12, 2003 ROBERT GRILLO AND AUGUST 18, 2003 JANET MCALLISTER COMMENTS.	
*5/13/03	9/09/03	
6/10/03	REVISIONS FOR AUGUST 25, 2003 ROBERT GRILLO, ALSO SHEETS 3 & 4 REVISED PER IWWC CONDITIONS.	
	1/02/04	REVISIONS PER TP&Z APPROVAL CONDITIONS.



LIST OF SHEETS

KEY MAP/TITLE SHEET	1
SUBDIVISION PLAN	2
EROSION & SEDIMENTATION CONTROL PLAN	3
SITE DEVELOPMENT PLAN	4-6
ROADWAY PLAN/PROFILE	7-8
DETAILS	9-10
SOIL TESTING	11

**NOTE: THIS SET OF PLANS INCLUDES SHEETS 1,3-6 AND 9 ONLY.

SITE DATA TABLE

ZONE: R-1 OSCD SUBDIVISION		
TOTAL PARCEL AREA - 40.6 ACRES (1,767,538 SQ. FT.)		
ALLOWABLE DENSITY - (1,767,538 x 0.75)/40,000 = 33 LOTS		
PROPOSED DENSITY - 18 LOTS: APPROVED - 18 LOTS		
OPEN SPACE REQUIRED - 1,767,538 x 0.4		
= 707,015 SQ. FT. (16.23 ACRES)		
OPEN SPACE PROVIDED - 847,908 SQ. FT. (19.47 ACRES)		
LOT AREA	24,000 s.f.	INTERIOR LOT 48,000 s.f.
MINIMUM LOT FRONTAGE	140 ft.	50 ft.
MINIMUM FRONT YARD	30 ft.	60 ft.
MINIMUM SIDE YARD	20 ft.	20 ft.
MINIMUM REAR YARD	35 ft.	35 ft.

