Bolton Zoning Board of Appeals
Regular Meeting Minutes
Monday, September 14, 2026, 7:00 p.m.
Bolton High School – 72 Brandy St.
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: Mike Boylston, Ken Slater, Kwadjo Osei-Wusu, Jay Brudz, Richard Treat, Madeline Fugere, Bob Maura, Jeanne Aldrich, Trish Brudz, Kane McLean, James Klim, Richard Breton, Mike Dlubac, Kathy Walsh, Timothy Sadler,
Others Present Via Zoom: Board Clerk Mary Johnston, Joseph Racicot

1. Call to Order
W. Pike called the meeting to order at 7:00 p.m.

2. Resident's Forum/Public Comment (for items not listed on the Agenda)
None.

3. Commission Business
3a. Public Hearing: No. ZBA-26-1: Joseph Costanzo – 43 Deming Rd.
Request for a variance reducing the right-side yard setback from 20 ft to 13 ft to construct an attached 600 sq ft garage (continued from August 10, 2026 – extension granted up to10-21-2026 (table and continue to Special Meeting Date)
A. Decker MOVED to continue No. ZBA-26-1 to the next regular meeting. J. Treat SECONDED the motion. MOTION CARRIED UNANIMOUSLY 5:0:0

3b. Discussion/Possible Decision: No. ZBA-26-1: Joseph Costanzo – 43 Deming Rd.
Request for a variance reducing the right-side yard setback from 20ft to13 ft to construct an attached 600 sq ft garage (continued from August 10, 2026 – extension granted up to 10-21-2026 (table and continue to Special Meeting Date)
No action taken. Public Hearing continued to next regular meeting.

3c. Public Hearing: No. ZBA-26-2: Kwadjo Osei-Wusu – 27 Hanover Farms Rd.
Appeal of a Cease & Desist Order dated 7-15-26, issued by the Zoning Enforcement Official citing violations of Zoning Regulations &450-5.1 (Prohibited Uses); &450-6.1 (Permitted Uses); &450.6.1H (Home Occupations); &450-16.5E (Special Permits)

W. Pike asked Town Attorney Ken Slater to review the procedural activities. K. Slater explained the procedures for the Public Hearing and the Board has sixty-five days to make their decision. Those speaking tonight should speak on what is relevant to this matter which is whether or not there has been a violation of the zoning regulations. W. Pike read the summary of the appeal requesting the Zoning Board of Appeals reverse and cease and

desist order issued by the Zoning Enforcement Officer on July 15, 2026, concerning 27 Hanover Farms Road and disputes the factual and legal basis for the alleged zoning violations and request a full and fair hearing before the Board.
M. Boylston reviewed the report and gave a background on this property. This issue goes back approximately three years or so. M. Boylston gave a background of the 12-acre parcel, which contains an approximately 4,000 square foot single family home located in a low-density residential neighborhood currently zoned R1. M. Boylston then discussed previous events at the property and on July 14, 2026, the Town received a complaint regarding activities that were occurring on the property, which included hosting large revenue-generating gathers, which were widely promoted on social media, and included the sale, provision of alcohol, food vending, and live entertainment. Shuttle services to and from off-site parking locations were also offered with monitoring of events by both heavy and armed security. After speaking to multiple property owners within the Hanover Farms neighborhood and reviewing available information on social media, staff was able to confirm not only that these events were being held, but that additional events were planned throughout the summer. M. Boylston discussed the how Town staff reviewed the information and determined the violation in the Town Code. Based on the information, a cease-and-desist order was issued, which stated the property owner was ordered to cease and desist all activities associated with unpermitted private events held on the property. This order is intended to apply to all events in the building or on the property, with or without entertainment, including those which are open to the public, by private invite or ticket only, and regardless of whether alcohol is services, sold or not. M. Boylston reviewed the violations with regard to Bolton's Zoning Regulations: 450-5.1(Prohibited Uses) which prohibits the use of any building or parcel in a manner which would create a nuisance; 450-6.1 (Permitted Uses) which prohibits the use of residential property as a private event facility; 450-6.1H (Home Occupations) which prohibits the use of residential property for any commercial purpose beyond those specifically outlined; 450-6.1H (Home Occupations) which prohibits the conduct of any activity which produces excessive noise, fumes, vibration, or any activity which excessively draws people to the residence; and 450.16.5E (Special Permits) which requires the issuance of a Special Permit for any use which involves the sale of alcoholic beverages. M. Boylston said the property owner is owned by an LLC, 27 Hanover Farms Road LLC, and Henry Metza is the agent. M. Boylston provided an aerial of the property showing the character of the property. M. Boylston displayed event advertisements for this summer and the use of Eventbrite ticket system to purchase tickets. W. Pike asked how many complaints were received. M. Boylston replied once a written complaint is received, the Town investigates. J. Reese asked if there had been ongoing correspondence since 2023. M. Boylston replied they met with the property owner and no complaints had been received in the office.

Kwadjo Osei-Wusu said he respects the Town, the Zoning Board, his neighbors, etc. K. Osei-Wusu discussed his reason for filing the appeal and the subject property remains a family residence. K. Osei-Wusu said he is asking the Board to review what are the activities that occurred legally transform his residential property into the private events facility. K.

Osei-Wusu understands there were concerns surrounding some earlier events, particularly traffic, people gathering near the front of the property, and consent from the neighbors. K. Osei-Wusu is asking to be treated fairly under the same regulation where the Town identifies legitimate health, parking, safety, permitting, and noise requirements and is willing to comply with them therefore, he respectfully asks the Board to sustain his appeal. W. Pike asked if K. Osei-Wusu if he was asking for more lenient interpretation of the items he recited and have counter evidence to what the Zoning Enforcement Officer provided. K. Osei-Wusu replied information needed is not presented in the right way and discussed how he has been running the events. K. Osei-Wusu said armed security is just to protect the neighborhood. W. Pike asked if he recognized the ads presented which he replied yes. W. Pike asked if he financially benefited from the events which K. Osei-Wusu replied yes, so not financially profitable, but he would clean up room just in case something breaks. A. Loveland asked approximately how many people attended these events. K. Osei-Wusu replied around 500 people. W. Pike asked about his relationship to owner to want K. Osei-Wusu replied he is the owner. J. Machnik asked about the use of the house. K. Osei-Wusu replied no part of the inside of the house is used only the outside and people never get in the pool. K. Osei-Wusu said he takes responsibility for the noise and apologizes for it. J. Treat asked about the number of security people. K. Osei-Wusu replied it depended on the size of the event but have at least 15 security guards. K. Osei-Wusu said he is not profiting from these events. A. Loveland asked what the purpose of selling tickets. K. Osei-Wusu replied it is to cover the costs of security. W. Pike asked if somebody was taking responsibility for underage drinking. K. Osei-Wusu explained how they handled the underage drinking by checking IDs. J. Treat asked about the door to the basement and if it was part of any event. K. Osei-Wusu replied no. J. Machnik asked who provided the alcohol. K. Osei-Wusu replied it was a company called Local. A. Decker had concerns with it being a public event/selling tickets and profiting. J. Treat asked about the business at this location. K. Osei-Wusu replied it is not business and annual reports have been submitted. A. Loveland asked about documentation showing costs for security, shuttles, etc.

W. Pike announced the rules for the public to speak during the Public Hearing.

Jay Brudz, 25 Hanover Farms, spoke in favor of the Cease-and-Desist Order and provided documentation/evidence from twenty-five neighbors on the activities at the subject property.

Richard Treat, 8 Lyman Road, spoke in favor of the Cease-and-Desist Order and asked if security officers had guns.

Madeline Fugere, 7 Hanover Farms Road, presented to the Board a letter from sixteen neighbors on Hanover Farms Road and in favor of the Cease-and-Desist Order. The neighbors unanimously and strenuously object to the party business being run at 27 Hanover Farms Road.

Bob Maura, 15 Tinker Pond Road, spoke in favor of the Cease-and-Desist Order.

Jeanne Aldrich, 35 Hanover Farms Road, spoke in favor of the Cease-and-Desist Order.

Kane McLean, 22 Hebron Road, spoke in favor of the Cease-and-Desist Order.

James Klim, 2 Brandy Street, spoke in favor of the Cease-and-Desist Order.

Father Richard Breton, St. Maurice Church, 32 Hebron Road, spoke in favor of the Cease-and-Desist Order due to the noise from the events.
Mike Dlubac, 26 Meadow Road, spoke in favor of the Cease-and-Desist Order due to the noise from the events.
Kathy Walsh, 5 Alexis Drive, spoke in favor of the Cease-and-Desist Order due to noise and profanity from the events.
Tim Sadler, 72 Loomis Road, spoke in favor of the Cease-and-Desist Order due to zoning regulations.
Joe Racicot, 92 Loomis Road, spoke in favor of the Cease and Desist Order due to the noise from the events.
No one spoke on behalf of the appellant.
K. Osei-Wusu gave his response to the comments that were made. No citations or tickets issued.
M. Boylston gave his comments and discussed how he purchased a ticket for one of the events to investigate the process. M. Boylston also discussed the amount of revenue these events can make per year and the need to issue special permits for such events.
Public Hearing closed at 9:14 p.m.

3d. Discussion/Possible Decision: No. ZBA-26-2: Kwadjo Osei-Wusu – 27 Hanover Farms Rd.
Appeal of a Cease & Desist Order dated 7-15-26, issued by the Zoning Enforcement Official citing violations of Zoning Regulations &450-5.1 (Prohibited Uses); &450-6.1 (Permitted Uses); &450.6.1H (Home Occupations); &450-16.5E (Special Permits)

The Board discussed the Cease and Desist Order and felt the Ordinances cited by the Zoning Enforcement Officer are appropriate. The Board felt they have heard and seen evidence that support all of them.

A. Decker MOVED to affirm the ZBA 26-2 Cease and Desist Order dated 7-15-2026. J. Treat SECONDED the motion. MOTION CARRIED UNANIMOUSLY 5:0:0.

4. Other.
None.

5. Adjournment: J. Treat MOVED to adjourn the meeting at 9:28 p.m. A. Decker 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.

Bolton Zoning Board of Appeals
Special Meeting Minutes
September 21, 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: Jim Loersch

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

2. Approval of Minutes:
2a. August 10, 2026
A.Decker MOVED to approve the August 10, 2026, Minutes as presented. J. Treat SECONDED the motion. MOTION CARRIED UNANIMOUSLY 5:0:0.

3. Old Business:
Public Hearing: 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 (continued from August 10, 2026 – extension granted up to 10-21-2026)
W. Pike explained the purpose for the special meeting to discuss this application that was continued at the last meeting. W. Pike said some members had not seen the property. The Board had some questions about the zoning regulations and setbacks. The Board received clarification on the open space zoning from the Land Use Department. J. Costanzo thanked the Board for the special session. J. Costanzo provided an inventory of all the possessions that would be stored in the garage along with pictures of the basement. J. Costanzo said one of his biggest hobbies is home improvement so that is why he needs the space to store all this equipment. J. Costanzo punctuated that the entire setback he is requesting is 210 square feet and explained he is staying within the 35 feet behind the home. J. Costanzo said his neighbors are completely behind this request. J. Costanzo said he can reduce the setback amount to 18 feet, which would only be 150 square feet extra to build on. J. Costanzo said the biggest reason he is requesting is necessity of the way his house is offset on the property and off-center. A. Decker said she asked this question last time about a 13-foot garage that would be conforming and not require any setback. J. Costanzo replied he has to adhere to the rear setback, which is 35 feet, 13 feet wide. J. Treat asked how deep the garage and J. Costanzo is replied maybe 22 or 23 feet. J. Costanzo said whatever he builds will 100% be within the 35-foot rear setback. The Board

held more discussion on the rear setback boundary. W. Pike asked J. Costanzo about a larger shed in the back left of your property. J. Costanzo felt there was not a good spot in that location. The Board held more discussion on a shed in the backyard. J. Costanzo explained all the equipment and tools that he currently stores in the basement. J. Treat asked J. Costanzo if the storm drain easement was with the property when he purchased the property. J. Costanzo replied it was always part of that development when the house was built. A. Loveland said she had given some options for a 13-foot-wide garage and either making it longer or a L shape around the back and asked J. Costanzo to go over it again. J. Costanzo explained why this possibility would not work for the garage, and he is trying to keep it simple and accurate to the architecture in the neighborhood. The Board discussed the measurements of the current garage and what garage addition could be added before a variance is needed.

There being no further comments, the Public Hearing closed at 8:01 p.m.

3b. *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 (continued from August 10, 2026 – extension granted up to 10-21-2026)

The Board discussed the rear setback space and the zoning laws constrains. There's fairly clear case law that describes whether the Board is allowed to grant a variance based on what somebody would like to do, rather than simply having use of the property, which J. Costanzo does. J. Costanzo has a two-garage, and he has the ability to build a 13-foot single car garage, with full enjoyment of his property, regardless of open space that the development was built under. There are concerns this goes way beyond what existing case law allows the Board to do. A. Decker and A. Loveland felt the applicant did not satisfy the hardship requirement. J. Machnik felt the applicant had a case for hardship based on the house being jammed in the corner, open space and rest of lot being condensed. A. Chambers discussed ownership rights that include putting the parcel to a reasonable use. J. Treat said it is not a valid hardship where the zoning law prevents one from expanding the size of his home because his property is already being put to a reasonable use. W. Pike said his thoughts are somewhat consistent with the comments made and is leaning in favor with the Board only because the applicant has the ability to put another garage up on his property.

A. Decker MOVED to deny No. ZBA-26-1 with the idea that the applicant currently has full use of his property and the ability to build an additional single car garage to expend his storage needs. J. Treat SECONDED the motion. MOTION CARRIED UNANIMOUSLY 5:0:0.

4. Adjournment: J. Treat MOVED to adjourn the meeting at 8:21p.m. A. Loveland SECONDED the motion. MOTION CARRIED UNANIMOUSLY5:0:0.

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.

Code 4155	ZONING BOARD OF APPEALS						
			Unaudited				% change
		Adopted	Actual	Adopted	Request	Value	From
		Expenditures	Expenditures	Expenditures	for	Change	Prior
Accounting Codes	Category	2025-2026	2025-2026	2026-2027	2027-2028		Year
51610	Payroll	$ 375	$ -	$ 375	$ -	$ (375)	-100.00%
53100	Official/Administrative Services	$ -	$ 150	$ -		$ -	#DIV/0!
55400	Advertising	$ 400	$ 177	$ 500		$ (500)	-100.00%
56120	Office Operating Expenditures	$ 575	$ -	$ 475		$ (475)	-100.00%
58100	Dues & Fees	$ 300	$ 130	$ 300		$ (300)	-100.00%
	Total	**$ 1,650**	**$ 457**	**$ 1,650**	**$ -**	**$ (1,650)**	**-100.00%**

Any Change (+/-) in a category please explain.

By: William Pike, Jim Rupert

Signature(s):

The adjustment is based upon 24-25 expenditures. No change to total.

Decision Package # out of # .
#1 being the most important to fund

Department: **Subject:**

Explain proposed addition here (programs or services added and their effect on hours, etc.):

Explain why this particular item was selected:

Quantify categories that are added/funded:

Budget Category	Addition Amount	Staffing Impact	Comments
Payroll			
Professional/ Technical Services			
Repairs & Maintenance Supplies			
Office Operating Expenses			
Other Supplies			
Equipment			
Other (specify line item)			
Total			

Summary:

Decision Package # out of # .

#1 being the first one to take (least impact)

Department:

Explain proposed reduction (programs or services reduced or eliminated and its effect on hours, etc.):

Explain why this particular item was selected:

Quantify categories that are reduced:

Expenditure Category	Reduction Amount	Staffing Impact	Remarks
Payroll			
Professional/ Technical Services			
Repairs & Maintenance Supplies			
Office Operating Expenses			
Other Supplies			
Equipment			
Other (specify line item)			
Total			

Summary: