

**Bolton Zoning Board of Appeals
Regular Meeting Minutes
December 8, 2020
Virtual Meeting via Zoom**

Members Present: Chairman Mark Altermatt, Anne Decker, William Pike, John Toomey, and Alternates Letrisa Miller and Peyton Rutledge and Morris Silverstein (seated for Jonathan Treat)

Staff Present: AICP, Consulting Director of Community Development Patrice Carson and Zoning Enforcement Officer Jim Rupert

1. Call to Order: Chairman M. Altermatt called the meeting to order at 7:05 p.m.

2. Public Comment: No public comment.

3. Elect Officers

J. Toomey nominated M. Altermatt as Chairman. A. Decker seconded. The motion passed unanimously.

New Business

1. Approval of Minutes May 12, 2020

A. Decker made a motion to accept the minutes as presented. M. Altermatt seconded. The motion passed 3:0:2. M. Silverstein and J. Toomey abstained.

2. Set Meeting Dates for 2021

J. Toomey made a motion to set the 2021 meeting dates for the second Tuesday of each month as follows:

January 12, 2021
February 9, 2021
March 9, 2021
April 13, 2021
May 11, 2021
June 8, 2021
July 13, 2021
August 10, 2021
September 14, 2021
October 12, 2021
November 9, 2021
December 14, 2021

All regular meetings will take place at 7:00 p.m. at the Bolton Town Hall, 222 Bolton Center Road, Bolton, CT or utilizing Zoom if COVID-19 restrictions necessitate.

A. Decker seconded. The motion passed unanimously 5:0:0.

3. Review and Approve Budget

The budget remains unchanged at \$1,640 although it is proposed to decrease allocations from two line items in order to increase a third (to allow for the increased expense in publishing notices and decisions in the newspaper).

M. Silverstein proposed adding to the budget to purchase a new set of publications from the CT Zoning Board of Appeals, specifically to educate new Board members. J. Rupert stated that he could probably find money in the current budget for that purchase. He will find out the most recent publication date and will place an order by the end of December 2020. M. Silverstein finds that to be an acceptable plan.

A motion was made by M. Silverstein to accept the budget as presented. J. Toomey seconded. The motion passed unanimously 5:0:0.

4. Correspondence: None

5. Other

J. Toomey mentioned that at the last Charter Revision Commission meeting it was proposed that chairs should be reappointed to boards following municipal elections-every two years.

6. Adjournment

M. Silverstein made a motion to adjourn at 7:20 p.m. A. Decker seconded. The motion passed unanimously 5:0:0.

Respectfully submitted,

Leslie J. Brand

Leslie J. Brand

Please see minutes of subsequent meetings for any additions or corrections hereto.

Z-21-79

Zoning Permit

Status: Active

Date Created: Sep 17, 2021

Applicant

Britney Mahomes
britney@ambassadorpools.com
1020 Turnpike Street
#11
Canton, MA 02021
8573124185

Location

11 ENRICO RD
BOLTON, CT 06043

Owner:

Tonya LaPlante
11 Enrico Road BOLTON, CT 06043

Parcels Included in Project

MBL / Parcel ID

16-104

Applicant Info

Applicant Type

Contractor

Permit Info

Occupancy Type

Residential

Permit For

Variance

Aquifer Protection Area

No

Building/Structure Type

Single Family

Zone Type

R-1

Open Space (sqft)

39,000

Development Title

--

Lots

--

Comments

--

Project Cost

29,150

Work Description

Above Ground Pool with an integrated deck and fence

Zoning Board of Appeals

Statement of Hardship

Home is built very close to rear property line leaving open space only in front yard and side yard. Proposing to install pool directly behind the house so it has privacy. It would be encroaching the rear setback but plenty of space there for it directly behind the house.

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

A Variance to be submitted to request the permission to install pool and violate rear setback by 10-12 feet. Setback is 40 feet to the rear and they have about 28 feet.

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

Yes

If yes, give date

08/09/2021

Setbacks

Front Required
35

Front Provided
88

Back Required
40

Back Provided
28

Left Required
25

Left Provided
105

Right Required
25

Right Provided
210

Open Space Required
20

Open Space Provided
39,000

Lot Coverage Required
15

Lot Coverage Provided
8.7

Attorney Info

Name

--

Address

--

City

--

State

--

Zip

--

Phone

--

Email

--

Building & Parcel Size

Building Size
3,000

Lot Area
44,462

Applicable Section(s) of Zoning By-Laws
Section 11-A Dimensional Requirements

Does Property Need CCDRB Review?

Is Property Located in Aquifer Protection District?

Engineer Information

Company Name
--

Engineer Name
--

Address
--

City
--

State
--

Zip
--

Phone	Registration #
--	--
Insurance Expiration	AOR
--	--
Email	
--	

Architect Information

Company Name	Architect Name
--	--
Registration #	License Expiration
--	--
Address	City
--	--
State	Zip
--	--
Phone	Email
--	--
AOR	
--	

Contractors

Name	Address
Daniel Johnston	1020 Turnpike Street Unit 11
City	State
Canton	MA
Zip	Phone No
02021	8007529000
Email	DBA
jose@ambassadorpools.com	Ambassador Pools
License Type	License Expiration
HIC	10/30/2021
License No	License Status
120201	Active
Insurance Expiration	Mobile Phone No
02/24/2022	7815028544
Fax No	Mailing Address
--	1020 Turnpike Street Unit 11
Mailing City	Mailing State
Canton	MA
Mailing Zip	
02021	

Additional Project Info

--

Hearings Completion Deadline

--

Existing Gross Sqft

--

Existing Parking Spaces

--

Total Acreage / Sqft

--

Disturbed Acres

--

Extended

Decision Deadline

--

Proposed Gross Sqft

--

Proposed Parking Spaces

--

Linear Feet

--

Distance to Town Line

--

Hearing Not Required

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

Conditions

--







Attachments

 Laplante 11 enrico.pdf
Uploaded by Britney Mahomes on Sep 17, 2021 at 6:48 pm

History

Date	Activity
Sep 17, 2021 at 6:37 pm	Britney Mahomes started a draft of Record Z-21-79
Sep 17, 2021 at 6:49 pm	Britney Mahomes submitted Record Z-21-79
Sep 17, 2021 at 6:50 pm	completed payment step Permit Fee on Record Z-21-79
Sep 17, 2021 at 6:50 pm	approval step Application Review was assigned to Danielle Palazzini on Record Z-21-79
Sep 20, 2021 at 3:01 pm	Danielle Palazzini added payment step Zoning Application Fee - (remaining fee owing for a Variance) to Record Z-21-79
Sep 20, 2021 at 3:03 pm	reactivated payment step Permit Fee on Record Z-21-79
Sep 20, 2021 at 3:03 pm	Danielle Palazzini waived payment step Zoning Application Fee - (remaining fee owing for a Variance) on Record Z-21-79
Nov 8, 2021 at 12:51 pm	completed payment step Permit Fee on Record Z-21-79

Timeline

Label	Status	Activated	Completed	Assignee	Due Date
 Zoning Application Fee - (remaining fee owing for a Variance)	Waived	Sep 20, 2021 at 3:00 pm	Sep 20, 2021 at 3:03 pm	-	-
 Permit Fee	Paid	Sep 17, 2021 at 6:49 pm	Nov 8, 2021 at 12:51 pm	-	-
 Application Review	Active	Sep 17, 2021 at 6:50 pm	-	Danielle Palazzini	-
 Zoning Official's Approval	Inactive	-	-	-	-
 Issue Permit	Inactive	-	-	-	-
 Inspections - Variance	Inactive	-	-	-	-

NOTES

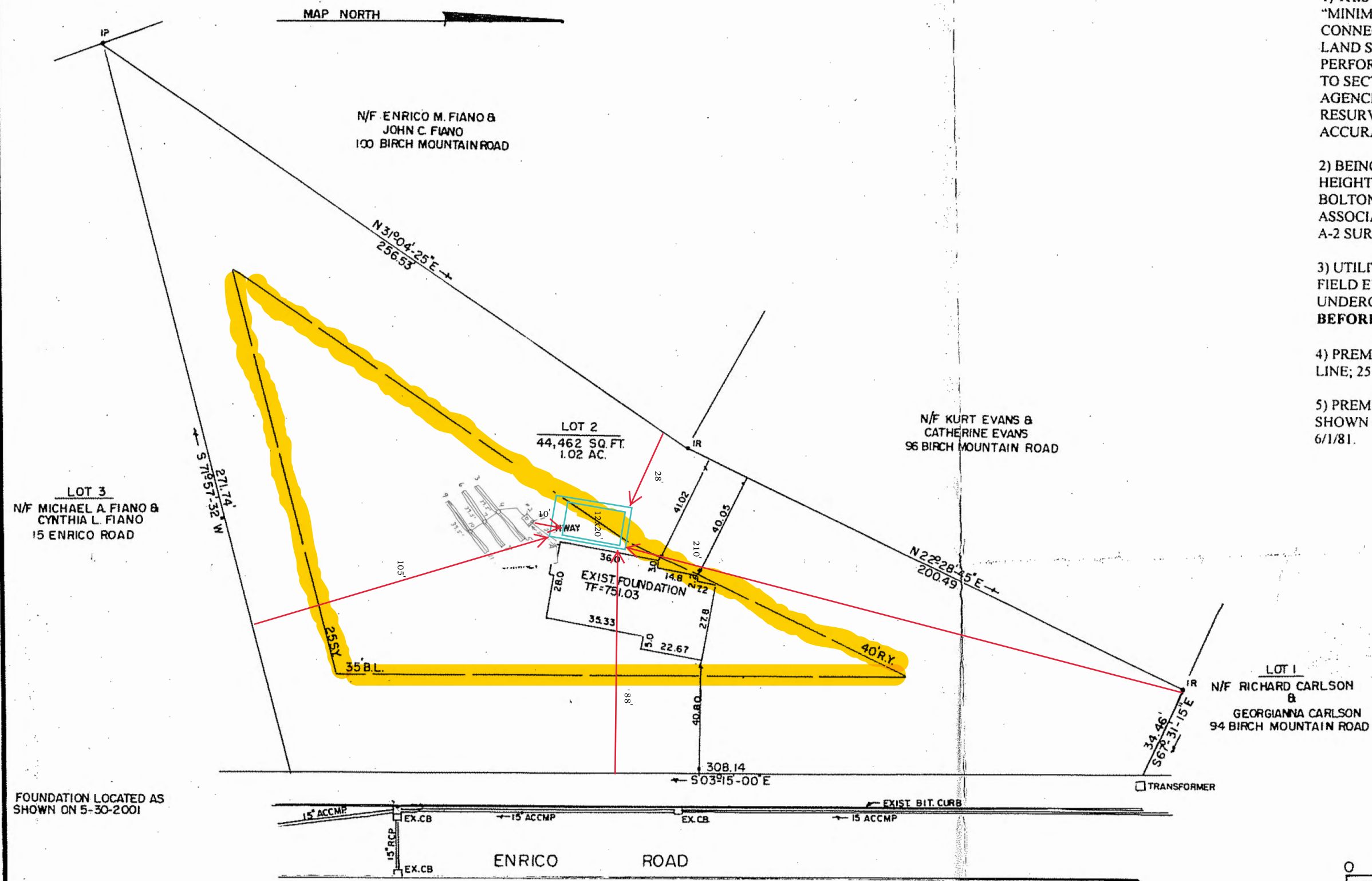
1) THIS SURVEY AND MAP HAVE BEEN PREPARED IN ACCORDANCE WITH THE "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" APPROVED FOR USE BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. AND EFFECTIVE JULY 8, 1996. THE TYPE OF SURVEY PERFORMED IS A "ZONING LOCATION SURVEY" AND IS INTENDED TO CONFORM TO SECTION 20-300b-2c-2 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES. BOUNDARY DETERMINATION IS BASED UPON A DEPENDENT RESURVEY CATEGORY. THIS SURVEY CONFORMS TO CLASS A-2 HORIZONTAL ACCURACY.

2) BEING KNOWN AS LOT 2 ON A MAP ENTITLED "FINAL SUBDIVISION PLAN FIANO HEIGHTS SECTION IV PREPARED FOR LAWRENCE FIANO BIRCH MOUNTAIN ROAD BOLTON, CT. SCALE 1"=40' DATE JUNE 13, 1986 REVISED TO 5/13/87 ALFORD ASSOCIATES, INC. CIVIL ENGINEERS WINDSOR, CONNECTICUT CERTIFIED CLASS A-2 SURVEY WILSON M. ALFORD, SR REG. L.S. 2163"

3) UTILITIES SHOWN HEREON ARE TAKEN FROM BEST SOURCES AVAILABLE AND FIELD EVIDENCE. CONTRACTOR TO FIELD VERIFY ALL LOCATIONS OF UNDERGROUND UTILITIES BEFORE THE START OF CONSTRUCTION, CALL BEFORE U DIG. 1-800-922-4455.

4) PREMISES IS LOCATED IN ZONE R1. MIN AREA= 40,000 SQ.FT. 35' BUILDING LINE; 25' SIDE YARD; 40' REAR YARD.

5) PREMISES SHOWN HEREON ARE NOT LOCATED WITHIN THE FLOOD ZONE AS SHOWN ON H.U.D. FIRM MAP COMM. NO. 090109 PANEL 0002B EFFECTIVE DATE 6/1/81.



FOUNDATION LOCATED AS SHOWN ON 5-30-2001



LEGEND

- I.P. IRON PIPE FOUND
- I.R. IRON ROD TO BE SET
- M.S. MONUMENT FOUND
- M.S. MONUMENT TO BE SET
- B.L. BUILDING LINE
- S.Y. SIDE YARD
- R.Y. REAR YARD

FOUNDATION LOCATED AS SHOWN. NO ZONING VIOLATIONS ARE NOTED WITH RESPECT TO THE BUILDING LOCATION. THIS IS NOT AN AUTHORIZED COPY UNLESS IT BEARS THE IMPRESSION TYPE SEAL AND LIVE SIGNATURE OF THE SURVEYOR WHOSE NAME AND REGISTRATION NUMBER APPEAR BELOW.

I HEREBY DECLARE, THAT TO MY KNOWLEDGE AND BELIEF, THAT THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

JAMES PAGGIOLI, PRES *[Signature]* L.L.S. NO. 17948

STATE OF CONNECTICUT
 JAMES PAGGIOLI
 No. 17948
 LICENSED LAND SURVEYOR

NOT A VALID COPY UNLESS THE EMBOSSED SEAL AND LIVE SIGNATURE ARE PRESENT.

REVISIONS:

PLAN PREPARED FOR
 LAWRENCE F. FIANO
 LOT 2 FIANO HEIGHTS SECTION IV *[Signature]*

NO. 11 ENRICO ROAD BOLTON, CT.

ZONING LOCATION SURVEY

SCALE: 1"= 40' DATE: 30 MAY 2001 FILE NO. 2095AB SHEET 1 OF 1

JAMES PAGGIOLI LAND SURVEYING, INC.
 24 TUMBLEBROOK ROAD BOLTON, CONNECTICUT
 PHONE: (860) 645- 6699 E-MAIL: james.paggioli@snet.net



Daniel Johnston & Brittney Mahomes, Ambassador Pools

December 12th 2021

RE: Special Variance & Hardships

Project: 11 Enrico RD, Proposed above ground pool

On behalf of our client, Tonya and Daniel Laplante, homeowners of 11 Enrico Road, Bolton, CT, Daniel Johnston & Brittney Mahomes of Ambassador Pools filed a special permit with the building department of Bolton for permission to erect an above ground swimming pool in their backyard. The homeowners purchased a 12x20 single end pool, the proposed pool location behind the home indicates no reason for unstable ground as well as the surrounding usable yard area. The point beyond the proposed pool flat area begins to border the wetlands with trees and other plants that have remained untouched to preserve the environment and mitigate wetlands impacted whatsoever. Usually one of the key hardships other than financially is having a structure on conservation land, most of the time the homeowners are unaware until a project is coming together or in the midst of being complete, and for us as a pool company most of the time if the homeowner doesn't know we are under the assumption things will be smooth sailing. I will say those most hardships we have to list are very subtle and we plan to take every action necessary as a company

to make sure the homeowners have their dream pool while also catering to the abutters and the towns set back requirements.

The pools dimensions is a 14 x 28 including the single end deck attached to it, with the proposed setback requirements of 28' on the left, 88' for the right side, 210' for the front and 105' for the rear setback; the homeowners also have a septic tank in their yard which the pool is proposed to be 10' away from. The hardship the owner is facing is the setback requirement for the distance their septic system is to the pool. Our company, Ambassador Pools, deal with a variety of homeowners and their leaching fields, septic and wells; Stating this as a company we run into multiple setbacks requirements each one different from each town and state so we proposed the pool where we thought would be the best fit while catering to the homeowners vision. Our pools have an integrated deck with fencing to add privacy, safety and the utmost convenience to our customer and the abutters of the neighborhood.

The pool is to be installed with a saltwater generator to minimize any potential chemical pollution to the surrounding environment, making it a natural freshwater pool using electrolysis to convert salt into chlorine instead. Due to the grade circumstances in the yard our installation team will be able to prep the site by removing only the top layer of grass, remaining mindful of the existing vegetation and wetland flagged surrounding areas by marking with silt socks the maximum area of construction, a proven and safe erosion control method, during our minimal disturbance work to grade the surface of ground for the leveling of above ground pool. Homeowners should be educated on not adding chlorine for at least 7 days prior to draining the pool in future, as well as notifying the city of how the pool should be drained as well. Ambassador Pools believes that the proposed project has been designed in a way that will minimize impacts to resource areas if there is any.. Danny Johnston and Britney Mahomes from Ambassador Pools respectfully request an order for a Special Variance granting permission for the work described above as well as allowing the homeowner to enjoy a pool they have wanted for a long time now.

Please feel free to contact us if you have any questions.

Sincerely,

Daniel Johnston

Brittney Mahomes

Logistics & Permitting @ Ambassador Pools

508-622-5924

857-312-4185

ABUTTERS WITHIN 500 FT.

SANTOS ANIBAL & BERRINCHA CRISTINA	15 ENRICO RD	BOLTON, CT 06043
WHITE JAMES E & EMMA L. & SURV	26 ENRICO RD	BOLTON, CT 06043
CAI OLIVER Y	12 ENRICO RD	BOLTON, CT 06043
MORETTO DOLORES ANN	15 ELIZABETH RD	BOLTON, CT 06043
BURHANS MANON J	109 BIRCH MTN RD	BOLTON, CT 06043
PHELAN ROBERT J & CAROL B	97 BIRCH MTN RD	BOLTON, CT 06043
BEAUSOLEIL OLIVIA T & HAYDEN	93 BIRCH MOUNTAIN RD	BOLTON, CT 06043
BARBERO VICKI LYNN &	139 BIRCH MTN RD	BOLTON, CT 06043
GIBILISCO JEFFREY & CRISTIE	96 BIRCH MOUNTAIN RD	BOLTON, CT 06043
STEWART GREGORY A & KAREN B	44 ENRICO RD	BOLTON, CT 06043
HENDRICKSON THOMAS F &	34 ENRICO RD	BOLTON, CT 06043
PITRUZZELLO BARBARA A & MICHAEL R & SURV	4 ENRICO RD	BOLTON, CT 06043
PAGGIOLI THOMAS & LORI A	92 BIRCH MTN RD	BOLTON, CT 06043
PAGGIOLI THOMAS	92 BIRCH MOUNTAIN RD	BOLTON, CT 06043
FOLSOM TAMMY	94 BIRCH MOUNTAIN RD	BOLTON, CT 06043
LAPLANTE DANIEL M & LAPLANTE TONYA R & SURV	1061 BOSTON TPKE	BOLTON, CT 06043
NELSON SCOTT &	19 ENRICO RD	BOLTON, CT 06043
LOWREY PETER J & MARYBETH	25 ENRICO ROAD	BOLTON, CT 06043
FLOWERS ROBERT M & TERESA G	31 ENRICO RD	BOLTON, CT 06043
RUEL DEBRA C	38 ENRICO RD	BOLTON, CT 06043
KORZENIOWSKI MARIA & WOJIECH	16 ENRICO RD	BOLTON, CT 06043
NORRIS ALLISON	8 ENRICO RD	BOLTON, CT 06043
ALBANO CHRISTOPHER	11 ELIZABETH RD	BOLTON, CT 06043
COLEMAN WILLIAM E & ANNE G & SURV	115 BIRCH MOUNTAIN RD	BOLTON, CT 06043
TAKSAR DUSTIN		BOULDER CREEK, CA 95006
FICHERA SCOTT A JR & STEPHANIE M & SURV	100 BIRCH MOUNTAIN RD	BOLTON, CT 06043
OLDAKOWSKI JOSEPH F	21 ENRICO RD	BOLTON, CT 06043
MARSDEN JAMES CHARLES & O'DONNELL ALLYSON NOEL & SU	27 ENRICO RD	BOLTON, CT 06043
CONNELLY CHRISTOPHER M & CHRISTINA M & SURV	19 ELIZABETH RD	BOLTON, CT 06043
STUART SEAN P & TIFFANY J & SURV	101 BIRCH MOUNTAIN RD	BOLTON, CT 06043
FARIA GLAUCIA	89 BIRCH MOUNTAIN RD	BOLTON, CT 06043