

**Bolton Zoning Board of Appeals
Regular Meeting Minutes
December 14, 2021 7:00 p.m.
Bolton Town Hall, 222 Bolton Center Road
Hybrid Meeting-In person and virtual via Zoom**

Members Present: Chairman Mark Altermatt, Anne Decker (attending virtually via Zoom), Jonathan Treat, Morris Silverstein and Alternates Joshua Machnik (seated for William Pike) and Mary Terhune

Staff Present: None

1. Call to Order: Chairman M. Altermatt called the meeting to order at 7:07 p.m.

2. Approval of Minutes: December 8, 2020

M. Silverstein made a motion to accept the minutes as presented. M. Altermatt seconded. The motion passed 2:0:3 with A. Decker, J. Treat and J. Machnik abstaining.

3. Public Comment: No public comment.

4. Elect Officers

M. Silverstein nominated himself as Chairman. J. Machnik seconded.

J. Treat nominated M. Altermatt as Chairman. A. Decker seconded.

M. Altermatt was voted in as Chairman by roll call vote. The motion passed 3:2:0 with M. Silverstein and J. Machnik voting nay.

New Business

5. Application #Z-21-79 Britney Mahomes of Ambassador Pools, on behalf of homeowner Tonya LaPlante – 11 Enrico Rd. – variance request to install above-ground pool with integrated deck and fence.

Daniel Johnston represented Ambassador Pools via Zoom. M. Altermatt noted that this is not the Public Hearing. This will be a more informal informational session. Mr. Johnston shared pictures of the proposed above-ground 12' x 20' kayak pool with a 2 foot walk-around deck. There will be a full fence surrounding the pool with a self-locking gate.

Mr. Johnston also shared the plot plan. The pool is proposed to be 10 feet away from the septic tank and 28 feet away from either the rear or side plot line. The requirement is 10 feet from the septic tank and 40 feet from the plot lines.

This is the smallest size pool that they install. The kayak pool is very maintenance free with no back wash. There is a salt water generator and there is no need to drain the pool at any time.

There is minimal impact to construct and run the pool. Mr. Johnston stated that his company has the best reputation in the country.

M. Altermatt noted that the proposed plot line setback is 12 feet short. He asked Mr. Johnston to tell the Board about the hardship that warrants a variance being given. The lot is an odd triangular shape but what makes it different from any other lot? Variances are only granted in very special cases.

J. Treat suggested that in thinking about the hardship that Mr. Johnston write his thoughts down and be prepared to defend his position.

A. Decker asked if there might be other places on the lot to place the pool.

M. Terhune asked if an aerial view of the lot could be provided.

J. Treat asked if the aerial view would depict the topography. It will not but Mr. Johnston stated that he might be able to take some pictures of the lot.

M. Altermatt proposed that the Board accept the application and schedule a Public Hearing in January.

Other Business

6. Set Meeting Dates for 2022

J. Treat made a motion to set the 2022 meeting dates for the second Tuesday of each month as follows:

January 11, 2022

February 8, 2022

March 8, 2022

April 12, 2022

May 10, 2022

June 14, 2022

July 12, 2022

August 9, 2022

September 13, 2022

October 11, 2022

November 8, 2022

December 13, 2022

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

J. Machnik seconded. The motion passed unanimously 5:0:0.

7. Correspondence-None

8. Other

M. Silverstein's spot as an Alternate of the Board needs to be filled. The Republican Town Committee recommended that William Anderson fill that open position as a Republican must replace a Republican.

M. Silverstein made a motion to fill the open Alternate position with Mr. Anderson. J. Machnik seconded. The motion passed unanimously 5:0:0.

Mr. Anderson will be a voting alternate as soon as he is sworn in by the Town Clerk.

9. Adjournment

M. Silverstein made a motion to adjourn at 7:33 p.m. J. Machnik seconded. The motion passed unanimously 5:0:0.

Respectfully submitted,

Leslie J. Brand

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