

**Bolton Zoning Board of Appeals  
Regular Meeting Minutes  
May 14, 2024 7:00 p.m.  
Bolton Town Hall, 222 Bolton Center Road  
In-Person Meeting and Virtual Utilizing Zoom**

**Members Present:** Chairman Morris Silverstein, Anne Decker, William Pike, Jonathan Treat

**Regular Meeting**

1. **Call to Order:** Chairman Morris Silverstein called the meeting to order at 7:05 p.m.
2. **Roll Call/Seating of Alternates-** Roll call completed. No alternates in attendance.
3. **Resident's Forum/Public Comment:** No public comment

**4. Old Business**

**#ZBA-24-1: Alex O'Neil – 366 West St. – 15 ft. side yard variance to allow for an addition to the existing garage**

There were procedural problems with the last two public hearings. The town counsel sent a letter to all ZBA members stating that a decision on the application must not be made at tonight's meeting. Three of the five members who were present for the previous public hearings are present tonight. If the applicant chooses to reapply for a variance, there will be no charge.

W. Pike stated that ZBA members who were not present during the previous public hearings should be able to participate in any future hearings if the applicant chooses to reapply for a variance. The packets of information and the recordings of the meetings are available so that they can familiarize themselves with the variance application.

W. Pike made a motion that per the advice of the town counsel a decision will not be made tonight on the application for variance, **ZBA-24-1 366 West St. 15 ft. side yard variance**. The applicant will be allowed to enter a new application to be filed at a later date with notice and in accordance with the Bolton zoning regulations and general statutes with no additional charge to the applicant. A. Decker seconded. The motion passed unanimously 4:0:0.

**5. New Business:** None

**6. Approval of Minutes:**

**April 9, 2024**

The vote count for the motion under **3. Continuation of Public Hearing** should read 4:0:0.

W. Pike made a motion to accept the minutes as amended. J. Treat seconded. The motion passed unanimously 4:0:0.

**7. Other:** None

**8. Adjournment**

J. Treat made a motion to adjourn at 7:17 p.m. A. Decker seconded. The motion passed unanimously 4:0:0.

Respectfully submitted,

*Leslie J. Brand*

Leslie J. Brand

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



### ZBA-24-2

Zoning Board of Appeals

Status: Active

Submitted On: 8/15/2024

### Primary Location

10 NORTH RD  
BOLTON, CT 06043

### Owner

Kristie Selbie  
East ST 262 East ST Hebron,  
Connecticut 06248

### Applicant

Kristie Selbie  
 860-989-5192  
 kselbie@sbcglobal.net  
 10 North RD  
Bolton, Connecticut 06043

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## Permit Info

Occupancy Type\*

Residential

Application For\*

Variance

Aquifer Protection Area\*

No

Zone \*

R-3

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## Zoning Board of Appeals

### Statement of Hardship\*

I am requesting a side-yard variance for the addition to the second floor square footage. When we purchased the house, there were 2 bedrooms upstairs, but they were small. As we inspected the home we found electrical wires that needed immediate attention, as well as other safety concerns. Because we were going to be deconstructing the existing upstairs in order to bring the electrical service up to code, as well as other safety hazards, we decided to add a dormer and extend to fit the bottom floor. Since the house was built in the location it is, we are unable to move it over the 7 inches as required by the Town.

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

Our request of the ZBA is to allow the variance of 9'3" as opposed to the stated 10' otherwise required.

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

No

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### Setbacks

Front Required

35

Front Provided

19.6

Rear Required\*

30

Rear Provided\*

40

Left Required

10

Left Provided

9.3

Right Required

10

Right Provided

—

Lot Coverage Required

15

Lot Coverage Provided

—

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### Building & Parcel Size

Building Size

1460

Lot Area

0.17

Applicable Section(s) of Zoning By-Laws

Does Property Need CCDRB Review?



**Is Property Located in Aquifer Protection District?**

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## 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\***

 Kristie Selbie  
Aug 15, 2024

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## Additional Project Info

 **Date of Receipt**

—

 **Hearings Commencement Deadline**


—

 **Hearings Completion Deadline**

—

 **Decision Deadline**

—

 **Distance to Town Line**

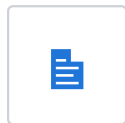
 **Extension Date**

—

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

 **Conditions**

## Attachments



**Plot Plan**

10 North RD.pdf

Uploaded by Kristie Selbie on Aug 15, 2024 at 1:19 PM

**REQUIRED**

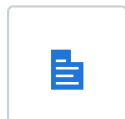


**Photos**

IMG\_7280.jpg

Uploaded by Kristie Selbie on Aug 15, 2024 at 1:25 PM

**REQUIRED**



**Statement of Hardship**

10 North RD.pdf

Uploaded by Kristie Selbie on Aug 15, 2024 at 2:39 PM

**REQUIRED**



**Abutters Within 500 ft..pdf**

Abutters\_Within\_500\_ft.pdf

Uploaded by Danielle Palazzini on Aug 20, 2024 at 4:49 PM



**Certificate of Mailing to Abutters.pdf**

Certificate of Mailing.pdf

Uploaded by Danielle Palazzini on Aug 27, 2024 at 10:55 AM



**Pub Hrg Sign Posted on Property.pdf**

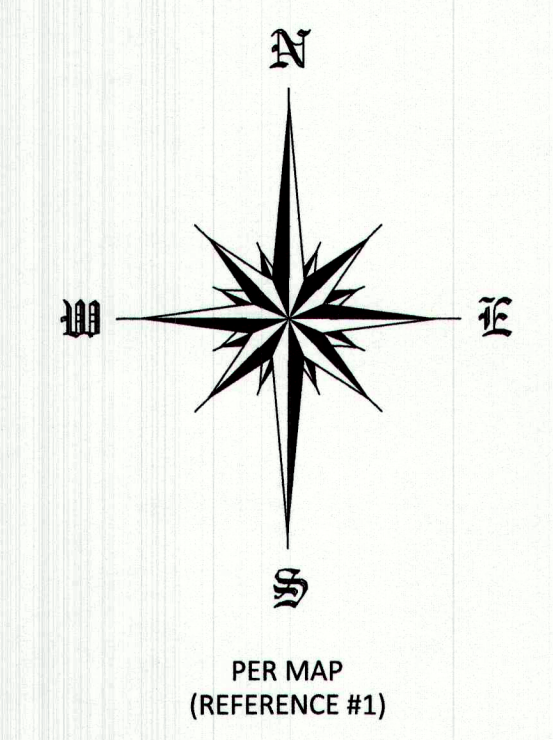
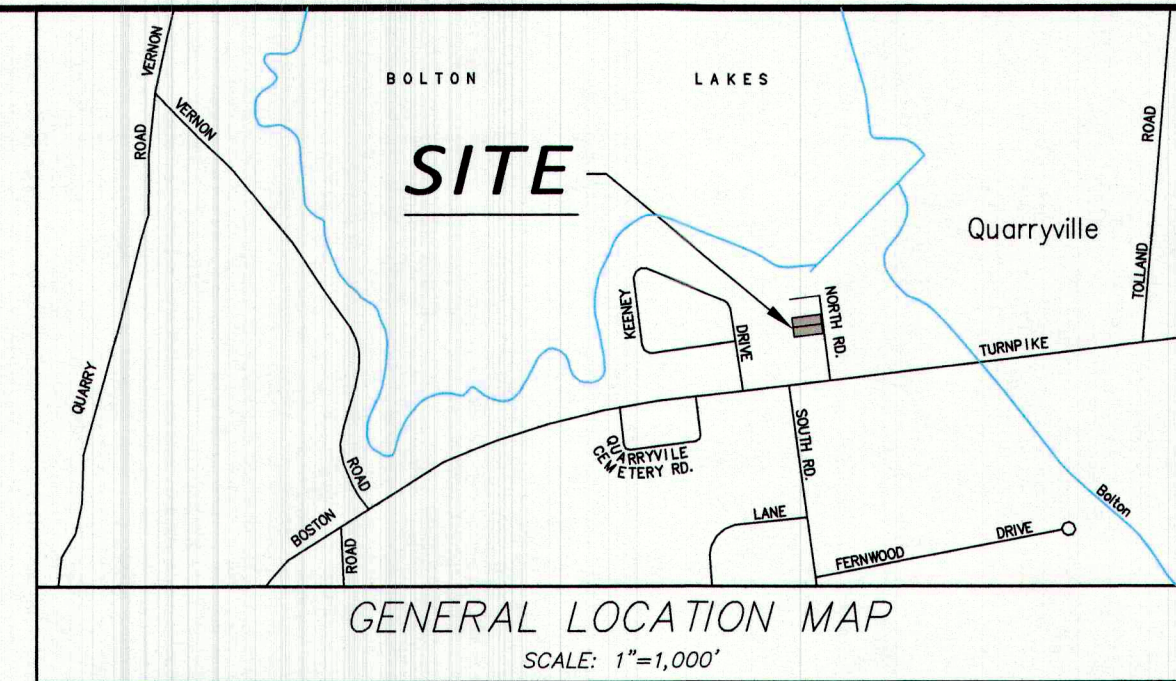
Pub Hrg Sign.pdf

Uploaded by Danielle Palazzini on Aug 27, 2024 at 10:55 AM



**LEGEND**

- — — — — PROPERTY LINE
- — — — — SET BACK LINES: PER ZONE R-3 DISTRICT
- OHW — OHW — OVERHEAD UTILITY LINE
- S — S — APPROXIMATE SANITARY SERVICE
- ⊗ ANGLE POINT
- IRON PIN OR PIPE FOUND

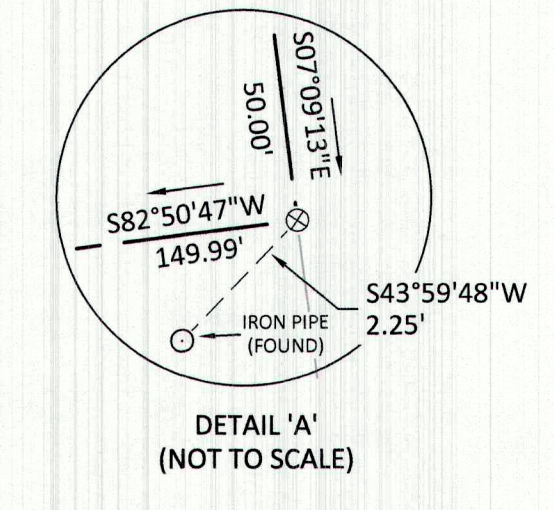
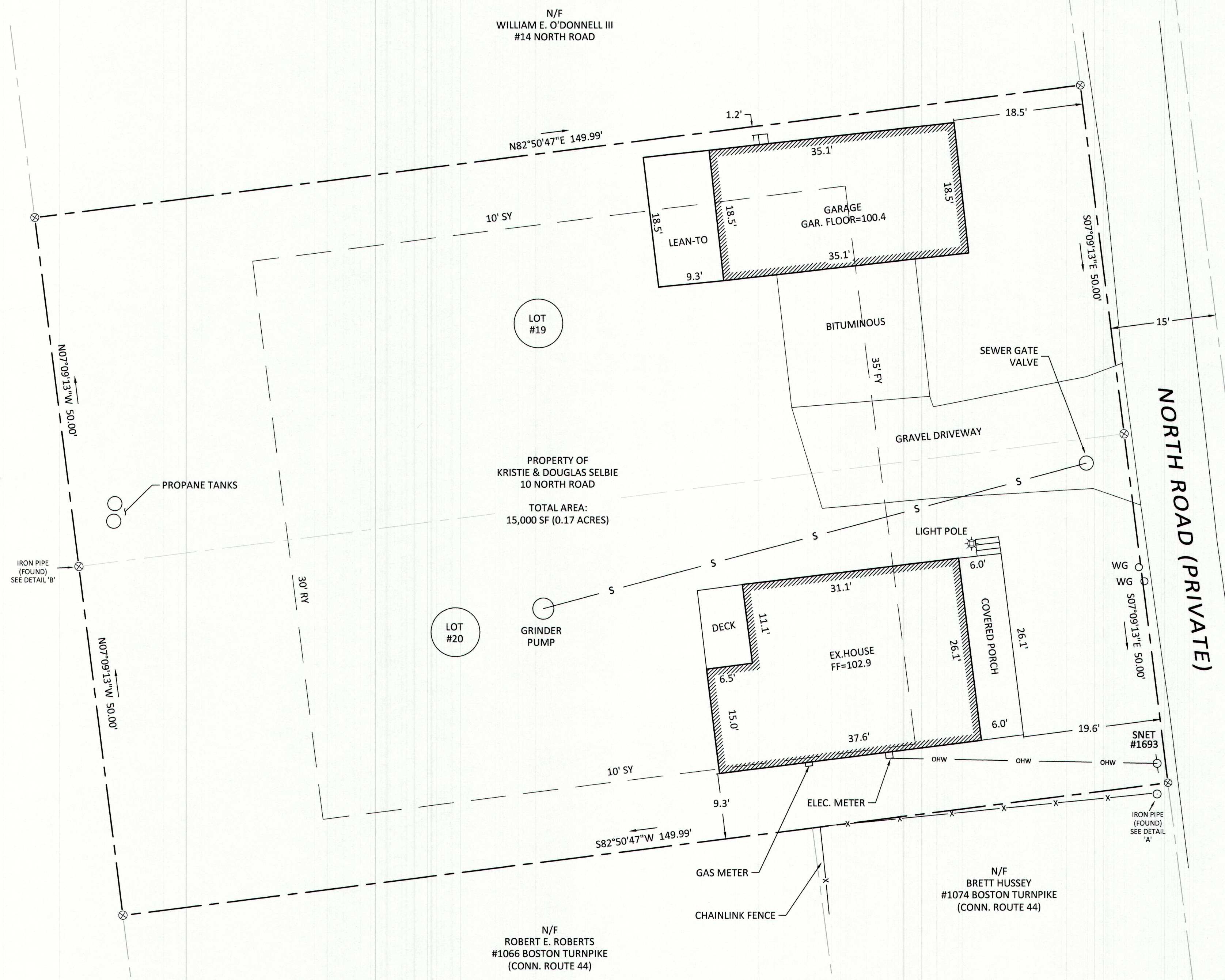
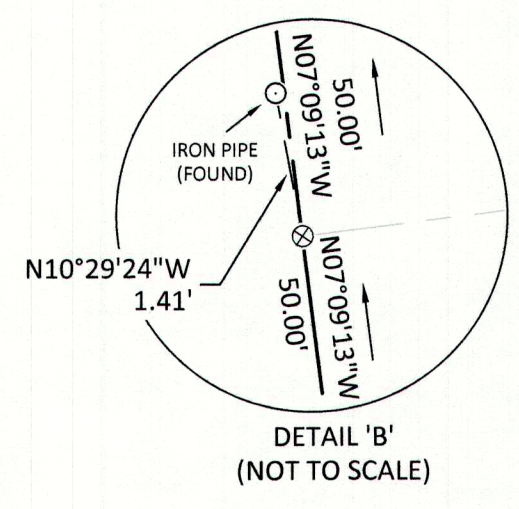


ZONING LOCATION SURVEY  
 - PREPARED FOR -  
**KRISTIE SELBIE**  
 DEPICTING HOUSE AS-BUILT  
 #10 NORTH ROAD

**ROB HELLSSTROM**  
**LAND SURVEYING LLC**  
 32 MAIN STREET  
 HEBRON, CONNECTICUT  
 (860)-228-9853  
 Mailing Address:  
 P.O. BOX 378  
 HEBRON, CT 06248  
 www.rhlsct.com  
 Email: hellsstromsurveying@yahoo.com

BOLTON	CONNECTION
SHEET NO.: 1 OF 1	JOB NO.: 24-047
BY: AGS	SCALE: 1"= 10'
DATE: MARCH 6, 2024	FILE NO.: 24-047_NORTH_RD

N/F  
 STATE OF CONNECTICUT  
 LOWER BOLTON LAKE  
 BOAT LAUNCH



- MAP REFERENCES: (BOLTON LAND RECORDS)
- "BOLTON LAKES REGIONAL WATER POLLUTION CONTROL AUTHORITY PROPOSED SEWER EASEMENT ACROSS LAND N/F PAUL E. JONAS NORTH ROAD, BOLTON, CONNECTICUT", SCALE: 1"=20', DATE: 1/19/2011, BY: FUSS & O'NEILL 146 HARTFORD RD. MANCHESTER, CT 06040
  - "LAKESIDE BOLTON, CT. PROPERTY OF E.J. HOLL ESQ. SO. MANCHESTER, CONN. ADDITION NO. 1", SCALE: 1"=40', SURVEY APRIL, 1921

EASEMENT NOTE:  
 1. GRINDER PUMP EASEMENT OVER 10 NORTH RD IN FAVOR OF BOLTON LAKES REGIONAL WATER POLLUTION CONTROL AUTHORITY, PER DEED VOLUME 153, PAGE 1034.

MAP STANDARD NOTES:  
 1. THIS SURVEY (OR MAP) HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THRU 20-300b-20 AND THE "STANDARDS AND SUGGESTED METHODS AND PROCEDURES FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 29, 2019.

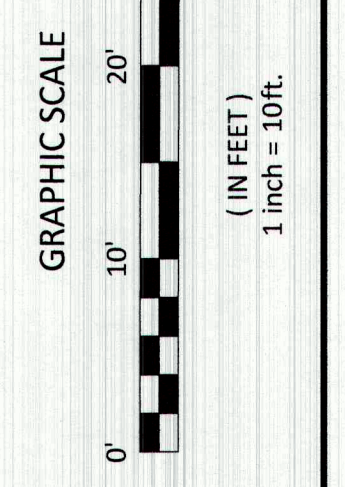
TYPE OF SURVEY: IMPROVEMENT LOCATION SURVEY  
 BOUNDARY DETERMINATION CATEGORY: RESURVEY  
 HORIZONTAL ACCURACY CLASS: A-2  
 VERTICAL DATUM: ASSUMED

ALL RIGHTS RESERVED  
 ANY REPRODUCTION, POSSESSION OR USE OF THIS DRAWING OR ANY PART THEREOF WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR INDICATED BELOW IS PROHIBITED. VIOLATIONS WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

THIS DRAWING AND ANY PARTS IT BEARS AN ORIGINAL INK SIGNATURE AND SUBSCRIBED SEAL.

ROBERT W. HELLSSTROM, L.L.S. #13626



NO.	DATE	DESCRIPTION



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**Kristie Selbie**

10 North RD  
Bolton, CT 06043  
(860) 989-5192

# 10 North RD

## Hardship Statement

### OVERVIEW

I am requesting a variance for the addition to the second floor square footage. When we purchased the house, there were 2 bedrooms upstairs, but they were small. As we inspected the home we found electrical wires that needed immediate attention, as well as other safety concerns. Because we were going to be deconstructing the existing upstairs in order to bring the electrical service up to code and address the other safety hazards, we decided to add a dormer and extend to fit the bottom floor. Since the house was built in the location it is, we are unable to move it over to meet the current requirements of distance from the property line

### GOALS

1. To obtain a variance from the ZBA for the building permit to be approved.

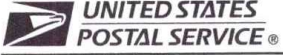
Professionally,

Kristie Selbie



<b>Abutters within 500 ft.</b>		
HOAR HARRY II & PATRICIA	1007 BOSTON TPKE	BOLTON, CT 06043
IRWIN JANET RUTH	23 KEENEY DR	BOLTON, CT 06043
VEO TERRY L	23 BOLTON CENTER ROAD	BOLTON, CT 06043
ZANGENEH NIMA	17 KEENEY DR	BOLTON, CT 06043
DUTTON CHRISTOPHER K	20 NORTH RD	BOLTON, CT 06043
HOAR ANDREW F	11 NORTH RD	BOLTON, CT 06043
HOAR ANDREW F	11 NORTH ROAD	BOLTON, CT 06043
GAC BOLTON LLC	8450 SOUTH MIZZEN DRIVE	BOYNTON BEACH, FL 33472
UNITED METHODIST CHURCH OF	1041 BOSTON TPKE	BOLTON, CT 06043
NIELSEN DONALD J & JOYCE M	21 KEENEY DR	BOLTON, CT 06043
BAKANAS LISA G & ERIN L	3 TIMOTHY DR	MIDDLETOWN, CT 06457
GILNACK FRANK C	22 KEENEY DR	BOLTON, CT 06043
KARPIEJ PAUL	51 GLASTONBURY AVE	ROCKYHILL, CT 06067
CHAMBERLAIN SARAH	17 NORTH RD	BOLTON, CT 06043
ORTIZ, JOSE	1084 BOSTON TPKE	BOLTON, CT 06043
RUNKIS ROGER A & KATHLEEN D	P.O. BOX 9548	BOLTON, CT 06043
FULLER JASON C & FULLER KERI A	1055 BOSTON TPKE	BOLTON, CT 06043
KISS JOSEPH A & RACHAEL F	7 SOUTH ROAD	BOLTON, CT 06043
UNITED METHODIST CHURCH OF	1041 BOSTON TPKE	BOLTON, CT 06043
UNITED METHODIST CHURCH OF	1041 BOSTON TPKE	BOLTON, CT 06043
CLAVET SANDRA L &	70 MAPLE VALLEY RD	BOLTON, CT 06043
ZALEWSKI GREGORY E & ZALEWSKI SARAH L	1020 BOSTON TPKE	BOLTON, CT 06043
ABBOTT JACQUELINE A	7 KEENEY DR	BOLTON, CT 06043
SORENSEN CARSTEN	26 KEENEY DR	BOLTON, CT 06043
HOWSER, MARCELLA	1074 BOSTON TPKE	BOLTON, CT 06043
SILVERSTEIN MORRIS	16 MT. SUMNER	BOLTON, CT 06043
ODONNELL WILLIAM E III	14 NORTH RD	BOLTON, CT 06043
JONAS PAUL E JR	18 NORTH RD	BOLTON, CT 06043
CHAMBERLAIN SARAH	17 NORTH RD	BOLTON, CT 06043
THOMPSON WILLIAM BRADLEY JR & LORI ANN & S	15 NORTH RD	BOLTON, CT 06043
CONNECTICUT STATE OF	79 ELM ST	HARTFORD, CT 06106
IGER RUSSELL M	15 KEENEY DR	BOLTON, CT 06043
BENITEZ RICARDO & SHARON	9 KEENEY DR	BOLTON, CT 06043
SMITH MARK S & KATHLEEN A	1040 BOSTON TPKE	BOLTON, CT 06043
SAUR JOSEPH C	12 KEENEY DR	BOLTON, CT 06043
CARLSON MICHAEL A & SARAH L	60 KEENEY DR	BOLTON, CT 06043
MCNAMARA KIMBERLY A	50 KEENEY DR	BOLTON, CT 06043
MARIASI EDWARD B & FLORENCE M	16 KEENEY DR	BOLTON, CT 06043
HOWSER, MARCELLA	1074 BOSTON TPKE	BOLTON, CT 06043
ROBERTS ROBERT E	1066 BOSTON TPKE	BOLTON, CT 06043
DOTY LESLIE S	16 NORTH RD	BOLTON, CT 06043
ROBINSON NICHOLAS & JESSICA & SURV	1061 BOSTON TPKE	BOLTON, CT 06043





### Certificate of Mailing — Firm (Domestic)

Name and Address of Sender  Doug & Kristie Selbie 262 East ST Hebron, CT 06248	TOTAL NO. of Pieces Listed by Sender  37	TOTAL NO. of Pieces Received at Post Office™  37
	Postmaster, per (name of receiving employee)  	



0000

U.S. POSTAGE PAID  
EAST WINDSOR, CT  
06088  
AUG 26, 2014  
AMOUNT  
**\$24.05**  
R2305K134730-05



USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
1	Nicholas & Jessica Robinson 1061 Boston TPKE Bolton CT 06043				
2	Jose Ortiz 1084 Boston TPKE Bolton CT 06043				
3	Robert Roberts 1066 Boston TPKE Bolton CT 06043				
4	Sarah Chamberlain 17 North RD Bolton CT 06043				
5	Leslie Doty 16 North RD Bolton CT 06043				
6	Ricardo & Sharon Benitez 9 Keeney DR Bolton CT 06043				





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	Postmaster, per (name of receiving employee)		

USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
1	Edward & Florence Mariasi 16 Keeney DR Bolton, CT 06043				
2	Kimberly McNamara 50 Keeney DR Bolton, CT 06043				
3	Joseph Saur 12 Keeney DR Bolton, CT 06043				
4	Michael & Sarah Carlson 60 Keeney DR Bolton, CT 06043				
5	Mark & Kathleen Smith 1040 Boston TPKE Bolton, CT 06043				
6	Russell Iger 15 Keeney DR Bolton, CT 06043				



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	Postmaster, per (name of receiving employee)		

USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
1	State of CT 79 Elm ST  Hartford, CT 06106				
2	William Bradley + Lori Ann Thompson 15 North RD  Bolton, CT 06043				
3	Paul Jonas 18 North RD  Bolton, CT 06043				
4	William D'Donnell 14 North RD  Bolton, CT 06043				
5	Morris Silverstein 16 Mt. Sumner  Bolton, CT 06043				
6	Marcella Houser 1074 Boston TPKE  Bolton, CT 06043				



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USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
1	Carsten Sorensen 26 Keeney DR Bolton, CT 06043				
2	Jacqueline Abbott 7 Keeney DR Bolton, CT 06043				
3	Gregory + Sarah Zalenski 1020 Boston TPKE Bolton, CT 06043				
4	Sandra Clavet 70 Maple Valley RD Bolton, CT 06043				
5	Joseph + Rachael Kiss 7 South RD Bolton, CT 06043				
6	Jason + Keri Fuller 1055 Boston TPKE Bolton, CT 06043				



**Certificate of Mailing — Firm (Domestic)**

Name and Address of Sender  <div style="font-family: cursive; font-size: 1.2em;">           Doug + Kristie Selbie            262 East ST            Hebron, CT 06248         </div>	TOTAL NO. of Pieces Listed by Sender	TOTAL NO. of Pieces Received at Post Office™	Affix Stamp Here <i>Postmark with Date of Receipt.</i>
Postmaster, per (name of receiving employee)			

USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
1	Kathleen & Roger Bunkis P.O. Box 9548 Bolton, CT 06043				
2	Paul Karpicj 51 Glastonbury AVE Rocky Hill, CT 06067				
3	Frank Gilnack 22 Keeney DR Bolton, CT 06043				
4	Lisa + Erin Bakanas 3 Timothy DR Middletown, CT 06457				
5	Donald + Joyce Nielsen 21 Keeney DR Bolton, CT 06043				
6	United Methodist Church 1041 Boston TPKE Bolton, CT 06043				





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Name and Address of Sender  Kristie + Doug Selbie 262 East ST Hebron, CT 06248	TOTAL NO. of Pieces Listed by Sender  37	TOTAL NO. of Pieces Received at Post Office™	Affix Stamp Here <i>Postmark with Date of Receipt.</i>
	Postmaster, per (name of receiving employee)		

USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
1	Bolton GAC 8450 South Mizzen DR Boynton Beach, FL 33472				
2	Andy Hbar 11 North RD Bolton, CT 06043				
3	Christopher Dutton 20 North RD Bolton, CT 06043				
4	Nima Zangeneh 17 Keeney DR Bolton, CT 06043				
5	Terry Vee 23 Bolton Center RD Bolton, CT 06043				
6	Janet Irwin 23 Keeney DR Bolton, CT 06043				



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	Postmaster, per (name of receiving employee)		

USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
1	Harmy & Patricia Hbar 1007 Boston TPKE Bolton, CT 06043				
2					
3					
4					
5					
6					





**BOLTON ZONING BOARD OF APPEALS**  
**APPLICATION**  
**ZBA-24-2 PENDING** 09-10-24,  
DATE & TIME OF PUBLIC HEARING: 7:00 p.m.  
222 Bolton Center Rd & Virtual: see  
HEARING PLACE: <https://www.boltonct.gov/>  
request for a variance of  
GENERAL DESCRIPTION: 8.4 inches of the 10 foot  
side yard requirement for the purpose of constructing  
an addition to an existing structure.  
FOR MORE INFORMATION CALL 860-649-8066 X6103