

**Bolton Zoning Board of Appeals
Regular Meeting Minutes
September 10, 2024, 7:00 p.m.
Bolton Town Hall, 222 Bolton Center Road
In-Person Meeting and Virtual Utilizing Zoom**

Members Present: Chairman Morris Silverstein, Members-Anne Decker, Joshua Machnik, William Pike and Jonathan Treat and Alternate-Tom Lyon-seated for Morris Silverstein for the Public Hearing on the variance only

Regular Meeting

1. **Call to Order:** Chairman Morris Silverstein called the meeting to order at 7:16 p.m.
2. **Roll Call/Seating of Alternates-** Roll call completed.
3. **Resident’s Forum/Public Comment:** No public comment

4. **Public Hearing:**

Application #ZBA-24-2 – Kristie Selbie – 10 North Rd. – a request for a variance of 8.4 inches of the 10 foot side yard requirement for the purpose of constructing an addition to an existing structure.

Kristie Selbie spoke on her own behalf. The house was purchased by the current owners one year ago without an inspection. The upstairs bedrooms and attic area contained a dangerous electrical situation. As part of rectifying the electrical situation, the decision was made to add dormers to the upstairs to increase the square footage of the house.

W. Pike confirmed that the foundation of the house was already non-conforming. The square footage with the dormer addition is still within the confines of the existing foundation. The perimeter of the house has not changed. He noted that the requested variance needs to be corrected on the application.

T. Lyon reiterated that this was already a non-conforming property.

The public hearing was closed at 7:28 p.m.

J. Machnik made a motion to approve the 9” variance based on the hardship of the existing non-conformity. J. Treat seconded. The motion passed unanimously 5:0:0.

5. **Old Business - None**

6. **Approval of Minutes:**

May 14, 2024

J. Machnik made a motion to accept the minutes as presented. J. Treat seconded. The motion passed unanimously 5:0:0.

7. Other: None

8. Adjournment

A. Decker made a motion to adjourn at 7:33 p.m. W. Pike seconded. The motion passed unanimously 5:0:0.

Respectfully submitted,

Leslie J. Brand

Leslie J. Brand

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