

**Bolton Zoning Board of Appeals
Regular Meeting Minutes
November 12, 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

Others Present via Zoom: Donald Houlberg, Caitlin O'Neil,

Others Present in Person: Alex O'Neil, Attorney Stephen Penny and Raphael Vergnaud

Regular Meeting

- 1. Call to Order:** Chairman Morris Silverstein called the meeting to order at 7:02 p.m.
- 2. Roll Call/Seating of Alternates-** Roll call completed.
- 3. Resident's Forum/Public Comment:** No public comment

4. Public Hearing:

No. #ZBA-24-3, 1 Lynwood Dr., owned by Raphael Vergnaud. Request for a 15-foot front yard setback variance, reducing the 35-foot requirement to 20-feet, to construct a deck to an existing structure

Mr. Vergnaud spoke on his own behalf. A wraparound deck with railings and one riser is proposed. The deck will be accessible from the front and rear. There is limited room to extend the deck in the back of the property, hence the proposed location. A third of the proposed deck was already in place. The old deck has been removed and only the concrete slab remains. Mr. Vergnaud noted that the house was built in 1953, prior to the current zoning regulations. He has owned the property for two months.

M. Silverstein asked what the hardship is. Mr. Vergnaud noted that it is a corner lot so clearance on the sides is difficult. And the house is placed diagonally on the lot, perhaps to take advantage of the water view. There is a shed and an A/C condenser located in the rear of the lot.

J. Treat asked if a corner lot is treated differently than a non-corner lot in the regulations. M. Silverstein responded no.

A. Decker asked if the shed is permanently affixed to the ground. Mr. Vergnaud is not sure but the shed is very close to the rear property setback.

W. Pike asked how the gravel driveway will be impacted by the proposed deck. Mr. Vergnaud replied that eventually the driveway will be tarred and will not be an issue.

J. Treat noted that if they had to dig up the sewer line it would not be a new issue as the line is currently under the existing concrete slab

The public hearing was closed at 7:19 p.m.

The Board was in consensus to decide on the variance.

J. Treat feels that the applicant deserves the variance and noted that if the corners of the deck were radiused it would lessen the encroachment.

A. Decker disagrees. She understands that it is a unique property but there are many other unique properties in town. Is this a true hardship? The old deck was within the old setback. She feels that there is enough room for a new deck that won't encroach on the setbacks. Setbacks are in place for a reason.

W. Pike noted that this neighborhood has many properties that have been fixed up in recent years. There are strong limitations due to the lot sizes. The location of the house creates some pretty substantial limitations. He is in favor of granting the variance. As a property in the lake district, a new deck will increase the value of the property.

J. Machnik feels that the variance should be granted based on the reasons that W. Pike noted above.

W. Pike made a motion to approve the variance to allow a 15-foot front yard setback variance with the constraint the variance is only for a deck. The hardships are that it is a corner lot and diagonal placement of the house on the lot. J. Treat seconded. The motion passed 4:1:0.

No. ZBA-24-4, 366 West St., owned by Caitlin O'Neil. Request for a 15-foot side yard variance, reducing the 25-foot requirement to 10-feet, to complete an addition to an existing structure.

Attorney Stephen Penny spoke on the applicant's behalf. The parcel is bordered on all sides by residential properties. The lot size is nearly three times larger than the average lot size. The hardship is that the lot is 200 feet wide with the existing structures leaving limited room for expansion. There are sharp drop offs to the front and rear of the home. The rear accumulates water. The existing home and garage were built before the O'Neil's took possession. The addition would be attached to the existing garage as to not obstruct the current view. If the addition was added to the front yard, it would be an eyesore. In the rear, it would obstruct the view for the neighbors and may compromise a new septic system installation if needed.

There is a large buffer of trees as shown in the submitted photographs. The proposed 10-foot side yard would allow for access of emergency vehicles. There is no easement on

the parcel. Attorney Penny read from Section 8-6 of the CT Planning and Zoning Statutes. He stated that the hardship of the sloping topography of the land at the front and rear of the property is not self-created. The character of the neighborhood would not be impacted by the garage addition.

A. Decker asked what the use of the garage addition would be. Mr. O'Neil replied that he plans to store his RV there and although there are four existing garage bays he needs more garage space to store his cars and a boat.

J. Treat asked if this addition would have anything to do with his business of selling Snap-On-Tools. Mr. O'Neil replied that his work truck is primarily parked in North Haven. On weekends it may be at his home for restocking purposes. J. Treat noted that while the current owner didn't build the existing structures, for better or worse, he owns them. If half of the older garage was removed and the new garage was to be added to the reduced structure it may be an option that wouldn't necessitate a variance.

W. Pike noted that historically the ZBA has tried to come up with alternatives to eliminate the need for variances. If the proposed structure was moved closer to the house a variance would not be needed. He feels that five and a half garage bays is not a common occurrence and that what Mr. O'Neil is asking for is excessive. There are limits to what can be done with a piece of property.

Caitlin O'Neil feels that the option proposed by the board would affect the use of the current garage and having an ample turning radius is a concern.

The public hearing was closed at 8:33 p.m.

M. Silverstein noted that there are items in the statutes that should be considered, namely public health, public welfare and public safety

A. Decker asked if it is a true hardship if he has four garage bays already. The piece of land seems to be maximally used as is. There may be alternatives that could be considered that wouldn't require a variance.

W. Pike noted that he agrees with Ms. Decker. A 50' by 30' bay is excessive and he is more comfortable with promoting alternatives. It is not a hardship if there are alternatives.

J. Treat made a motion to deny the variance based on the lack of hardships. A. Decker seconded. The motion passed 3:2:0.

5. Old Business - None

6. Approval of Minutes:

September 10, 2024

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

7. Other:

The following ZBA meeting dates are proposed for 2025, on the second Tuesday of each month:

Tuesday, January 14, 2025
Tuesday, February 11, 2025
Tuesday, March 11, 2025
Tuesday, April 8, 2025
Tuesday, May 13, 2025
Tuesday, June 10, 2025
Tuesday, July 8, 2025
Tuesday, August 12, 2025
Tuesday, September 9, 2025
Tuesday, October 14, 2025
Tuesday, November 11, 2025
Tuesday, December 9, 2025

Meetings will be held at 7:00 p.m. at Town Hall, virtual via Zoom or hybrid.

J. Machnik made a motion to approve the above ZBA meeting dates for 2025. J. Treat seconded. The motion passed unanimously 5:0:0.

8. Adjournment

W. Pike made a motion to adjourn at 8:56 p.m. M. Silverstein 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.

**Bolton Zoning Board of Appeals
Regular Meeting Minutes
March 11, 2025, 7:00 p.m.
Bolton Town Hall, 222 Bolton Center Road
In-Person Meeting and Virtual Utilizing Zoom**

Members Present: Chairman Morris Silverstein, Members-Joshua Machnik, William Pike, Jonathan Treat, and Alternates John Toomey, Jr. and Tom Lyon

Members Absent: Anne Decker

Others Present in Person: James Read, Victoria Dillion

Others Present via Zoom: Andrew Bushnell, Domenic Perito

Others Present via Telephone: Mrs. James Read

Regular Meeting

1. Call to Order: Chairman Morris Silverstein called the meeting to order at 7:18 p.m.

2. Roll Call/Seating of Alternates: J. Toomey was seated for A. Decker.

3. Resident's Forum/Public Comment: No public comment

4. Public Hearing

No. ZBA-25-1, Vernon Rd, vacant land located between Nos. 21 and 31 Vernon Rd, owned by James Read. Request for a 15-ft front yard setback variance, reducing the 35-ft requirement to 20-ft, and a 15-ft rear yard setback variance, reducing the 30-ft requirement to 15-ft, for the purpose of constructing a new dwelling.

Mr. Read spoke on his own behalf. He and his family are seeking a variance on a vacant lot on Vernon Road that has never been developed and predates the zoning standards. A hardship of space exists due to the unique shape of the property and factors beyond their control. The size of the lot is consistent with previously developed lots around the lake, and the septic and well have been approved by the Easter Highlands Health District. Mr. Read ultimately plans to connect to the town sewer. The proposed house is 16 feet x 32 feet with a proposed deck of 8 feet. The distance between the front of the house to the property line is 20 feet, and the distance to the pavement edge is 24 feet. The distance between neighbors to the north and south is 30 feet. Mr. Read noted that he has made every effort to keep the setback but needs a variance for the small house he is building.

T. Lyon asked how many stories the house will be and whether anyone lives across the street. Mr. Read replied that it will likely be two stories, and only a large hill is across the street.

Victoria Dillion, 33 Vernon Road, noted that she lives two houses away and shared her beliefs that the land is unbuildable and dangerous due to the winding road. She shared her concerns about noise pollution and the removal of trees during the building phase and noted that Mr. Read has not spoken to her about seeking a variance. Ms. Dillion added that other

neighbors wanted to attend the meeting but there were issues with getting into Zoom and calling in. She stated that there was a requirement to log into Zoom two days prior in order to access the meeting and believes the neighbors were blocked from attending. M. Silverstein replied that he is not aware of any requirement to log into Zoom two days prior to meetings, and that any issues with attending the meeting were not intentional. He apologized on behalf of the Town and asked if any neighbors considered attending in person. Ms. Dillion replied that one of them is out of town and could not attend.

Mr. Read explained that he sent letters to abutters that included his phone number. He has also spoken with neighbors who did not raise any issues, although one of them was not very welcoming. Ms. Dillion asked Mr. Read why he bought the property when it is not buildable and complained that she and other neighbors had to build on the existing footprint of their land. She claimed that it is unfair that Mr. Read can build his house anywhere on the lot. Mr. Read replied that the property is buildable as it consists of sand and gravel.

Mr. Read noted that the property has a very large and compliant driveway that allows plenty of space for turning around to exit the property in a forward direction. He added that the visibility is good as the road curves in the appropriate direction from his property. M. Silverstein agreed that the curve is appropriate for the location. Mr. Read stated that the size of the property is challenging but the rules and regulations demonstrate that he is eligible for a variance. Ms. Dillion argued that there is no footprint on the property and it is unfair that her property had to be built on an existing foundation. She added that Mr. Read is encroaching on her neighborhood.

Mr. Read noted that his wife and the engineer he hired were able to access the meeting via Zoom with no issues and very little notice. He added that he drove 80 miles to attend the meeting, and the neighbors who live only minutes away from Town Hall could have attended in person if they were having difficulty accessing the meeting online. Ms. Dillion replied that at least one of them is in ill health and could not attend in person. J. Treat asked if anyone on attending via Zoom wished to speak; however, the attendees did not have any comments.

W. Pike asked if Mr. Read considered any other orientations for the house and whether he was held to a 16' x 32' footprint. Mr. Read stated that the goal was to make a narrow, functional house that is a safe distance from the road and no hindrance to neighbors. W. Pike asked if the deck was a big part of the variance request. Mr. Read replied that it is and added that the request is consistent with other homes in the area and does not encroach on the water. He stated that the Inland Wetlands Commission is very happy with the plans.

W. Pike asked why septic is being included instead of tying in to the sewer. Mr. Read explained that a septic permit is required prior to tying in to the sewer. M. Silverstein added that the septic is just required on paper to show on the map. Mr. Read agreed and noted that he has no intention of building a septic system. J. Toomey noted that he spoke with an Inland Wetlands Commission member who stated that the plan is a wonderful and detailed project that provides proper placement of wells and berms preventing runoff into the lake.

M. Silverstein asked Ms. Dillion what she thinks should happen with the property. She replied that the original owner told her he could not build on it. She suggested that the property would go back to the Town if no taxes were being paid on it. J. Toomey stated that is not necessarily true and noted that the Bolton Land Trust does not want the property due to the liability of the water. The Commission discussed the history and previous ownership of the land. Andrew Bushnell stated that the property was originally three lots that were split up in the 1940's when Todd Leventhal took ownership.

Alex O'Neil, 366 West Street, stated that Mr. Read has not shown that a hardship exists. He added that there is no law that states a house must be built on the lot and noted that the line of site on the road is questionable. He suggested rescheduling the public hearing so that other neighbors have the opportunity to speak.

W. Pike shared his concerns about the difficulties that occurred with Zoom. He added that he is unsure about the 48-hour requirement to log in that Ms. Dillion mentioned but believes the neighbors should have an opportunity to comment. J. Treat agreed and recommended continuing the public hearing at the next meeting.

W. Pike noted that the hardship is the pre-existence of the lot and lack of additional land. He added that many property owners have decks built over the water and it is the nature of the area to request a deck; however, the question is whether the property is too close to the road. W. Pike noted he is unsure of what his decision would be at this time. J. Treat stated that the property seems to be in compliance with the others in the area. He added that the house is small but the driveway enhances the safety of the property.

M. Silverstein agreed to table the meeting and keep public comment open with the caveat that Commission members keep in mind that neighbors often like to tell others what to do with their land. W. Pike replied that it is important to offer neighbors the opportunity to provide comments. Mr. Read agreed that more neighbors who do not like the idea may come forward but encouraged the Commission to consider that the variance does not negatively affect the Town in any way.

M. Silverstein advised Mr. Read that he must gain the approval of four members to move forward with the variance. He apologized for the continuance and for the long drive Mr. Read made to attend the meeting. Mr. Read stated that he will happily return and asked for the makeup of the Commission. M. Silverstein explained that there are five members and three alternates. He noted that J. Toomey is an alternate who will attend the meeting and make a decision next month since he stood in for today's meeting. T. Lyon is also an alternate who is present and will be able to sit in for any of the other members who may be unavailable.

5. Old Business: None

6. Election of Officers: None

7. Confirmation of 25-26 Budget

J. Toomey made a motion to ratify the 25-26 Budget Transfer in the amount of \$1,650.00. W. Pike seconded. The motion passed unanimously 5:0:0.

8. Approval of Minutes

- November 12, 2024: The item was tabled for the next meeting since the Minutes were not available

9. Other: None

10. Adjournment

J. Treat made a motion to adjourn at 8:14 p.m. J. Machnik seconded. The motion passed unanimously 5:0:0.

Respectfully submitted by Kacie Cannon

Kacie Cannon

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

SURVEY NOTES:

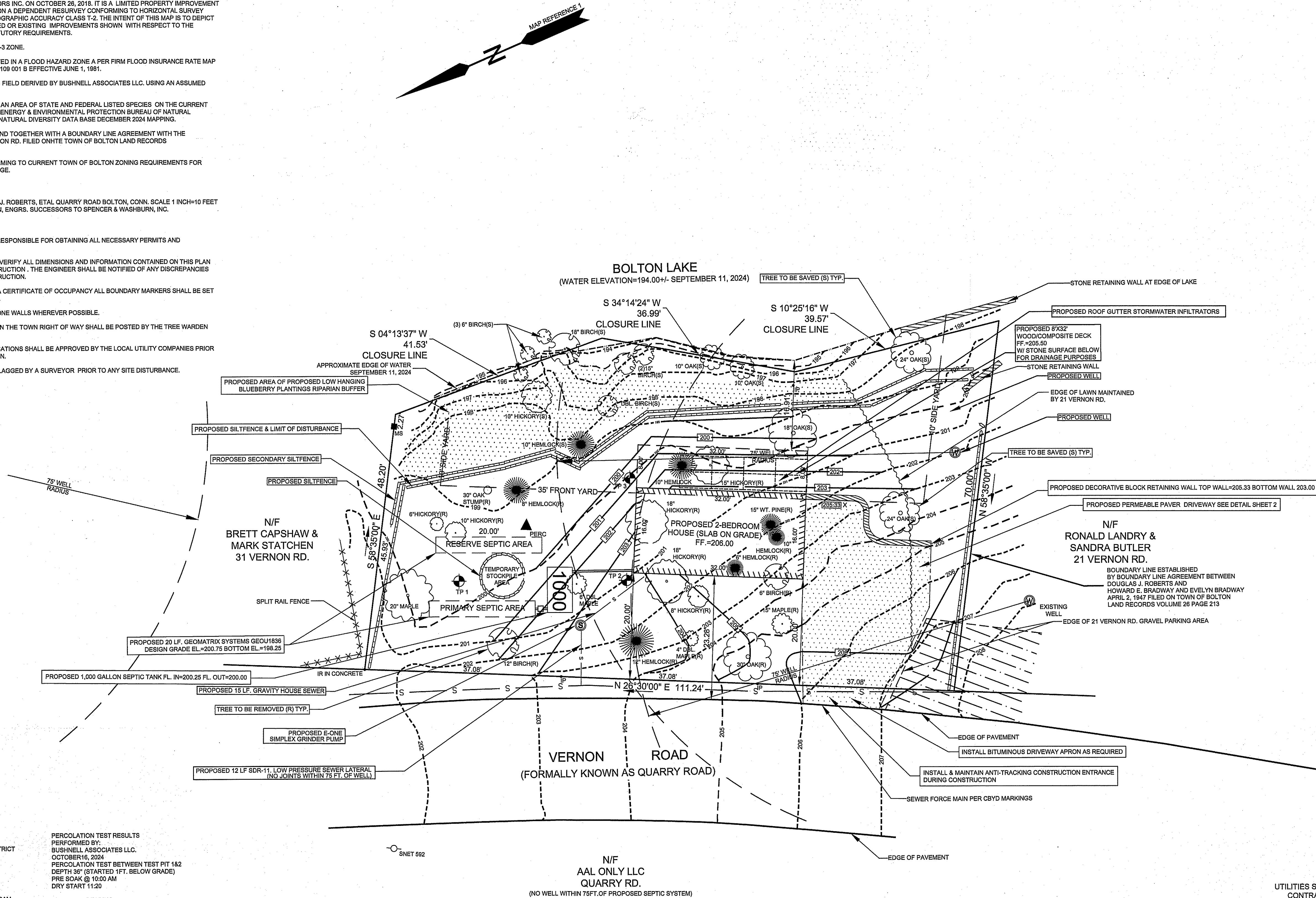
- 1.) THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES "MINIMUM STANDARDS OF ACCURACY, CONTENT AND CERTIFICATION FOR SURVEYS AND MAPS", AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS INC. ON OCTOBER 28, 2018. IT IS A LIMITED PROPERTY IMPROVEMENT LOCATION SURVEY MAP BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL SURVEY ACCURACY CLASS A-2 AND TOPOGRAPHIC ACCURACY CLASS T-2. THE INTENT OF THIS MAP IS TO DEPICT THE LOCATION OF THE PROPOSED OR EXISTING IMPROVEMENTS WITH RESPECT TO THE APPLICABLE MUNICIPAL OR STATUTORY REQUIREMENTS.
- 2.) PROPERTY IS LOCATED IN A R-3 ZONE.
- 3.) THE PROPERTY IS NOT LOCATED IN A FLOOD HAZARD ZONE A PER FIRM FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 090109 001 B EFFECTIVE JUNE 1, 1981.
- 4.) TOPOGRAPHY DEPICTED WAS FIELD DERIVED BY BUSHNELL ASSOCIATES LLC. USING AN ASSUMED DATUM.
- 5.) THE PROPERTY IS SHOWN AS AN AREA OF STATE AND FEDERAL LISTED SPECIES ON THE CURRENT CONNECTICUT DEPARTMENT OF ENERGY & ENVIRONMENTAL PROTECTION BUREAU OF NATURAL RESOURCES WILDLIFE DIVISION NATURAL DIVERSITY DATA BASE DECEMBER 2024 MAPPING.
- 6.) THE PROPERTY IS SUBJECT AND TOGETHER WITH A BOUNDARY LINE AGREEMENT WITH THE PROPERTY LOCATED AT 21 BOLTON RD. FILED ON WHITE TOWN OF BOLTON LAND RECORDS VOLUME 26 PAGE 213.
- 7.) THE PARCEL IS NON-CONFORMING TO CURRENT TOWN OF BOLTON ZONING REQUIREMENTS FOR MINIMUM LOT AREA AND FRONTAGE.

MAP REFERENCES:

- 1.) PROPERTY OF DR. DOUGLAS J. ROBERTS, ETAL QUARRY ROAD BOLTON, CONN. SCALE 1 INCH=10 FEET FEB. 1947 PETERSEN & HOFFMAN, ENGRS. SUCCESSORS TO SPENCER & WASHBURN, INC.

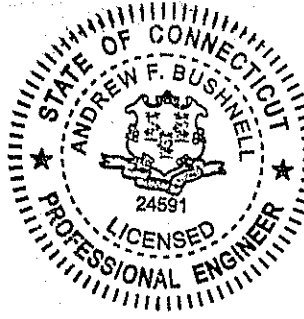
CONSTRUCTION NOTES:

- 1.) OWNER OR CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
- 2.) OWNER OR CONTRACTOR TO VERIFY ALL DIMENSIONS AND INFORMATION CONTAINED ON THIS PLAN PRIOR TO THE START OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO THE START OF CONSTRUCTION.
- 3.) PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY ALL BOUNDARY MARKERS SHALL BE SET BY A LICENSED LAND SURVEYOR.
- 4.) PRESERVE ANY EXISTING STONE WALLS WHEREVER POSSIBLE.
- 5.) ANY TREES TO BE REMOVED IN THE TOWN RIGHT OF WAY SHALL BE POSTED BY THE TREE WARDEN PRIOR TO REMOVAL.
- 6.) ALL PROPOSED UTILITIES LOCATIONS SHALL BE APPROVED BY THE LOCAL UTILITY COMPANIES PRIOR TO THE START OF CONSTRUCTION.
- 8.) CLEARING LIMITS SHALL BE FLAGGED BY A SURVEYOR PRIOR TO ANY SITE DISTURBANCE.



UTILITIES SHOWN ON THIS MAP WERE DERIVED FROM FIELD LOCATIONS AND EXISTING MAPPING CONTRACTOR TO VERIFY LOCATIONS AND DEPTH IN THE FIELD PRIOR TO THE START OF ANY CONSTRUCTION. "CALL BEFORE YOU DIG (1-800-922-4455)."

	PLAN PREPARED FOR			
	JAMES READ			
	VERNON ROAD (MAP 05 LOT 9 PARCEL ID 1153) BOLTON, CT.			
	PRELIMINARY SITE PLAN			
	SCALE: 1"=10'	DATE: 12/10/2024	FILE NO. 2024-80	SHEET: 1 OF 3
	BUSHNELL ASSOCIATES LLC.			
	CIVIL ENGINEERING AND LAND SURVEYING			
	563 WOODBRIDGE STREET MANCHESTER, CT. 06042			
860-643-7875				
REVISIONS: 12/30/2024, 1/21/2025, 2/11/2025				



PLAN PREPARED FOR

JAMES READ

VERNON ROAD (MAP 05 LOT 9 PARCEL ID 1163)

BOLTON, CT.

CONSTRUCTION / E&S/ SEPTIC DETAILS

SCALE: NONE

DATE: 12/10/2024

FILE NO. 2024-80

SHEET: 2 OF 3

BUSHNELL ASSOCIATES LLC.

CIVIL ENGINEERING AND LAND SURVEYING

563 WOODBRIDGE STREET

MANCHESTER, CT. 06042

860-643-7875

REVISIONS: 2/11/2025

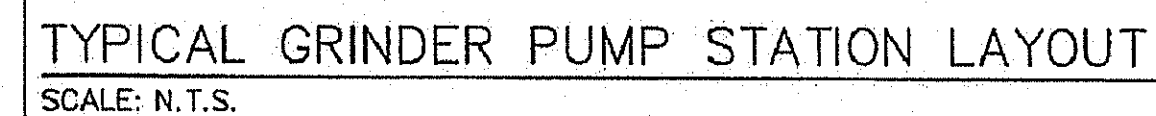


Diagram illustrating the components and dimensions of a Simplex Grinder Pump Detail.

Components:

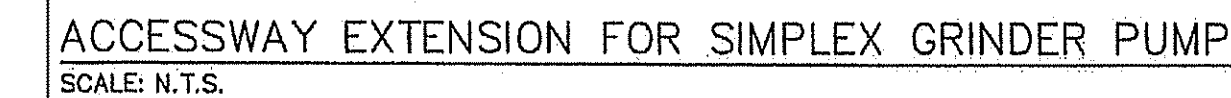
- GASKETED LID, FRP
- STRAIN RELIEF CORD CONNECTOR
- PROTECTIVE CABLE SHROUD (HDPE)
- POWER/ALARM CABLE 6 CONDUCTOR W/GND
- E/ONE EQUALIZER
- BUILDING SEWER INLET PIPE CONTRACTOR TO PROVIDE LEAK-PROOF PLUG UNTIL BUILDING CONNECTION IS MADE
- INTERNAL WELL VENT 2.0" DIA.
- QUICK DISCONNECT ASSY. (304 S.S.)
- S.S. CAST BALL VALVE
- DISCHARGE 1-1/4" FPT
- 1-1/4" DISCHARGE LINE (304 S.S.)
- CHECK VALVE (NORYL)
- ANTI-SIPHON VALVE (NORYL)
- ALARM
- ON
- OFF
- SEMI-POSITIVE DISPLACEMENT TYPE PUMP, EACH DIRECTLY DRIVEN BY A 1 HP MOTOR
- DUAL WALL, CORRUGATED 70 GALLON CAPACITY
- HDPE TANK
- ELECTRICAL QUICK DISCONNECT NEMA 6P (EOD)


Dimensions:

- 41.8 to 105.7 mm TO DISCHARGE
- 26.5 DIA. in 719 mm
- 14 in 345 mm 91 gal.
- 18 in 447 mm 17 gal.
- 32 gal. 121 L
- 26 in 650 mm 17 gal. 179 L
- 36.0 914 mm TO IN

Scale: N.T.S.

Simplex Grinder Pump Detail



	<u>PLAN PREPARED FOR</u>	
	JAMES READ	
	VERNON ROAD (MAP 05 LOT 9 PARCEL ID 1153)	
	BOLTON, CT.	
CONSTRUCTION / E&S/ SEPTIC DETAILS		
SCALE: NONE	DATE: 12/10/2024	FILE NO. 2024-80
		SHEET: 3 OF 3
BUSHNELL ASSOCIATES LLC. CIVIL ENGINEERING AND LAND SURVEYING 563 WOODBRIDGE STREET MANCHESTER, CT. 06042 860-643-7875		
REVISIONS:		

Palazzini, Danielle

From: Domenic Perito <dperito@kocianlaw.com>
Sent: Friday, March 21, 2025 5:25 PM
To: Palazzini, Danielle
Subject: Support for Variance Request –James Read, Vernon Road, Bolton Lake
Importance: High

Caution: External (dperito@kocianlaw.com)

First-Time Sender [Details](#)

[Report This Email](#) [View My Quarantine](#) [Protection by Novus Insight](#)

Dear Ms. Palazzini:

Would you kindly forward the following to the members of the Zoning Board of Appeals. I want to respectfully offer my support for my neighbor, James Read's request for a variance. I do thank you in advance for doing this and if I need to email it to each individual member, would you kindly tell me how to do this.

Thank you [for your help in this regard](#).

Sincerely

Dom Perito

My Message to the Board:

Zoning Board of Appeals
Town of Bolton
Bolton, CT 06043

Subject: Support for Variance Request –James Read, Vernon Road, Bolton Lake

Dear Members of the Bolton Zoning Board of Appeals,

I am writing in support of my neighbor, James Read and his family, regarding their request for variances to the setback regulations for their property on Vernon Road, a .16-acre waterfront lot on Bolton Lake. Granting these variances would allow them to construct a home on the property, which would otherwise potentially be deemed unbuildable due to the current zoning restrictions.

This variance is crucial not only for my neighbor's ability to make use of his land but also for the benefit of the surrounding community. A newly built home on this lot would enhance the aesthetic and economic value of the area, contributing positively to the neighborhood and increasing property values. Additionally, responsible development on waterfront lots like this one can lead to improved maintenance and oversight of the lakefront environment. Currently the lot is basically a depository for trash thrown by passing motorists, which ends up on the lake shore. Additionally, a couple of the street-side trees are in rough shape and leaning toward the wires – posing a hazard for motorists or

presenting a threat of power outages in the event of a storm. I live one house down at 15 Vernon Road and I have observed this for myself. Allowing Mr. Read to build a cottage for his family would definitely enhance the neighborhood. Such a cottage would not be too close to the street – especially given that most of the houses on Vernon Road are already very close to the street and have posed no problems.

Given the unique constraints of this small parcel, I believe that granting the requested variances is both reasonable and appropriate. Denying this request would leave the lot potentially undevelopable, limiting its potential and preventing a valuable improvement to our community. I did own the property from 2021 until 2024 because I had purchased it under the mistaken assumption that it was adjacent to my two parcels at 15 Vernon Road. I never stated that it wasn't a buildable lot – in fact the information I received from a surveyor was that it could very well be buildable with the appropriate variances and a site plan etc:

I respectfully would like to welcome Mr. Read and his family to the neighborhood on Bolton Lake and also join Mr. Read in asking the Board to approve the requested variances, allowing him the opportunity to construct a home that aligns with the character of the neighborhood while also ensuring a positive impact on the town's tax base and property values.

Thank you for your attention and consideration. Please feel free to contact me if you require any further information.

Respectfully Submitted,

Domenic D. Perito
Attorney



HARTFORD
999 Asylum
Avenue, 4th Floor
Hartford CT 06105
Ph: 860-548-7300
Fx: 860-548-7305

MANCHESTER
356 Middle Turnpike
West
Manchester CT 06040
Ph: 860-730-6100
Fx: 860-643-5311

NEW BRITAIN
435 South Main
Street
New Britain, CT
06051
Ph: 860-515-
3245
Fx: 860-548-
7305

WATERBURY
The Executive Center
21 West Main Street
Fourth Floor
Waterbury CT 06705
Ph: 203-596-7305

