

Bolton Zoning Board of Appeals

Regular Meeting Minutes

December 9, 2025, 7:00 p.m.

Bolton Town Hall, 222 Bolton Center Road

In-Person Meeting and Virtual Utilizing Zoom

Members Present: Vice-Chairman William Pike, Joshua Machnik, Jonathan Treat, Athina Loveland, Alternate Andrew Chambers

Members Present Via Zoom: Anne Decker

Others Present in Person: Michael and Michelle Pierce

Others Present via Zoom: Board Secretary Kacie Cannon

Regular Meeting

1. Call to Order: Vice-Chairman William Pike called the meeting to order at 7:07 p.m.

2. Election of Officers:

W. Pike requested nominations for Chairman and Vice-Chairman.

J. Machnik nominated W. Pike to serve as Chairman, and W. Pike accepted the nomination. The Board voted unanimously to appoint W. Pike as Chairman.

J. Machnik nominated himself to serve as Vice-Chairman. The Board voted unanimously to appoint J. Machnik to serve as Vice-Chairman.

3. Approval of Minutes:

• April 8, 2025

J. Machnik moved to approve the April 8, 2025 Meeting Minutes. J. Treat seconded. Motion carried 5:0:0.

4. Resident's Forum/Public Comment:

There was no public comment.

5. New Business:

Application: ZBA-25-2: Michael & Michelle Pierce – 28 Clark Rd – Variance to construct 800 sq ft addition 12.69 feet from the side-yard property line

W. Pike invited Michael and Michelle Pierce to present their variance request. He explained the decision-making process and noted that four affirmative votes are required for approval. W. Pike added that a valid property hardship is required to grant a variance.

Michelle Pierce explained that the variance is being requested to construct a double-wide garage with additional living space above the garage for her children on the left side of the home. Michael Pierce stated that the house is approximately 1200 to 1300 sq. ft. and building on the back of the home would not allow for a garage. He explained that the house is currently 32 feet from the side yard property line, and the garage would require 20 feet of

that space. Due to the side yard setback requirements, they are requesting a variance approximately 8 feet.

W. Pike clarified that the required side yard setback is 25 feet and noted the applicants currently have five or six feet that they can utilize without a variance. The Board discussed the site plan error showing a 20-foot setback, instead of the required 25 feet, and concluded that the variance needed is approximately 14 feet.

W. Pike requested the dimensions for the front of the garage and front yard setback. Mr. Pierce stated that the front of the garage is six feet, and the surveyor did not measure the front yard which is estimated to be approximately 90 feet or more from the road. W. Pike agreed that as long as it is more than 35 feet, it is compliant, but noted that the measurement must be verified. The Board discussed the R-1 zone requirements and determined that confirmation is needed to ensure the property is in an R-1 zone.

J. Treat asked the applicants to identify the hardship supporting the variance request. W. Pike recommended postponing a decision until the January meeting since the hardship information was not properly stated in the application. Mr. Pierce stated that they were not expecting a decision until January. W. Pike explained that a hardship is not based on pure want, need, or financial reasons, but must be based on unique features of the property that limit reasonable use. Mr. Pierce stated that their lot is narrower than surrounding properties and they have had difficulty in locating plot plans for the property.

J. Treat explained that the Board is required to consider and protect the abutting properties. W. Pike asked if the abutters have been notified. Mrs. Pierce stated that she will posting a yard sign and sending letters to notify the abutters prior to the January meeting. W. Pike stated that a decision cannot be made until the abutters have been notified and given an opportunity to respond.

W. Pike recommended that the applicants provide information showing where the back left corner of the property would be relative to the 25-foot setback and to verify the front yard setback to ensure compliance with the 35-foot requirement. He added that a surveyor does not need to take the measurements, and the applicants may measure it themselves. J. Treat suggested that the applicants contact the Town Clerk for the hardship definition. W. Pike also advised the applicants to contact the surveyor to correct the site plan to reflect the 25-foot side yard setback required in R-1 zones.

A. Chambers asked if the impervious coverage is appropriate, and the Board confirmed that it is. W. Pike stated that he will follow up with Danielle Pallazzini on the application to clarify any miscommunication in the review and decision process.

6. Old Business: None

7. Schedule 2026 Regular Meeting Dates

W. Pike noted that the Town Hall is not available on Tuesdays, and the Board will need to meet on Mondays if they wish to continue meeting at that location. The Board agreed to hold the meetings on Mondays at 7:00 p.m. as follows:

- January 12, 2026
- February 9, 2026
- March 9, 2026
- April 13, 2026
- May 11, 2026
- June 8, 2026
- July 13, 2026
- August 10, 2026
- September 14, 2026
- October 12, 2026
- November 9, 2026
- December 14, 2026

8. FY 26-27 Budget

The Board reviewed the budget and determined there was no need for an increase.

W. Pike moved to approve the FY 26-27 Budget. J. Treat seconded. Motion carried 5:0:0.

9. Other

W. Pike welcomed the new members to the Board and encouraged alternates to attend the meetings to become fully oriented on Board procedures. A. Loveland agreed and noted that she is already more informed after attending the meeting tonight.

J. Treat recommended the new members carefully review the Board materials they received. W. Pike added that one of the challenges is documenting hardships, or a lack thereof, and stated that the Board is here to help and suggest alternatives to assist residents in achieving their goals.

10. Adjournment

J. Machnik moved to adjourn the meeting at 7:39 p.m. J. Treat seconded. Motion carried 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.

**Record No: ZBA-25-2**

Zoning Board of Appeals

Status: Active

Submitted On: 11/25/2025

Primary Location28 CLARK RD
BOLTON, CT 06043**Owner**michael pierce
28 CLARK RD 28 clark rd
BOLTON, CT 06043**Applicant** michael pierce
 860-951-2029
 @ michelle4607@icloud.com
 28 clark rd
bolton, CT 06043**Permit Info****Occupancy Type***

Residential

Application For*

Variance

Aquifer Protection Area*

No

Zone *

R-1

Zoning Board of Appeals**Statement of Hardship***

we are wanting to add an addition to our side of the house but we need to apply for a variance.

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

would we would like a variance granted, allowing an addition to be built 11 feet from the side property line.

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

No

Setbacks

Front Required	Front Provided
35	35
Rear Required	Rear Provided
40	40
Left Required	Left Provided
25	11
Right Required	Right Provided
25	—

Lot Coverages

Maximum Lot Coverage:

R1, R2, R3 = 15%

NB = 20%

GB, I, GMUIZ, RMUZ = 25%

Lot Coverage Provided (in %)

11

Maximum Impervious Coverage:

R1, R2, R3 = 20%

NB, GMUIZ, RMUZ = 50%

GB, I = 65%

Impervious Coverage Provided (in %)

19

Building & Parcel Size

Building Size	Lot Area
800	0.46

Applicable Section(s) of Zoning By-Laws	Does Property Need CCDRB Review?
Art. XI, Sec. 450-11.1	<input type="checkbox"/>

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



Nov 17, 2025

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 28 Clark Rd Bolton CT.pdf Uploaded by michael pierce on Nov 17, 2025 at 5:10 PM	REQUIRED
	Photos 28 Clark Rd Bolton CT.pdf Uploaded by michael pierce on Nov 17, 2025 at 5:11 PM	REQUIRED
	Statement of Hardship Stmt of Hardship_122925.pdf Uploaded by Danielle Palazzini on Dec 31, 2025 at 3:47 PM  2 Versions	REQUIRED
	markings.jpg markings.jpg Uploaded by michael pierce on Nov 25, 2025 at 7:31 AM	
	Abutters within 500 ft.pdf Abutters within 500 ft.pdf Uploaded by Danielle Palazzini on Dec 3, 2025 at 12:17 PM	
	Revised Survey.pdf Revised Survey.pdf Uploaded by Danielle Palazzini on Dec 29, 2025 at 10:25 AM	
	28 Clark_Subdivision Map.pdf 28 Clark_Subdivision Map.pdf Uploaded by Danielle Palazzini on Dec 29, 2025 at 10:26 AM	
	28 CLARK AERIAL VIEW.pdf 28 CLARK AERIAL VIEW.pdf Uploaded by Danielle Palazzini on Dec 29, 2025 at 10:26 AM	



30 Clark Rd_Aerial View.pdf

30 Clark Rd_Aerial View.pdf

Uploaded by Danielle Palazzini on Dec 31, 2025 at 3:49 PM

Michelle/Michael Pierce

28 Clark Rd

Bolton, CT 06043

11/19/2025

To the members of the Zoning Board,

I am the owner of the property 28 Clark Rd, Bolton.

I am hereby applying for a variance to the zoning regulations for the purpose of building a single-story addition with an extra wide one car garage below.

Due to the size and shape of our lot, within the R1 zone, the 25' setback does not allow enough room to add said addition. Given the nature of our driveway, this is the only location to have this addition. It is to our knowledge that the majority of the neighboring properties are wider. Having a narrower lot limits our ability to obtain a usable, functioning garage.

We are looking to make the house about 800 square feet larger. As the kids get older and bigger, living space is getting scarce and so is storage space. Wishing to remain in Bolton, at least through our kids schooling, and hopefully for years after, upgrading is almost a necessity. We realize the addition would create a new setback of approximately 11.5' and hope you will seriously consider allowing a variance in our situation.

Thank you for your time and consideration of this request. I am available to answer any questions the Board may have.

Sincerely,

Michelle Pierce





Bushnell Associates, LLC

Civil Engineering • Land Surveying



INVOICE

DATE: September 8, 2023

CLIENT: Michelle Pierce
28 Clark Road
Bolton, CT. 06043

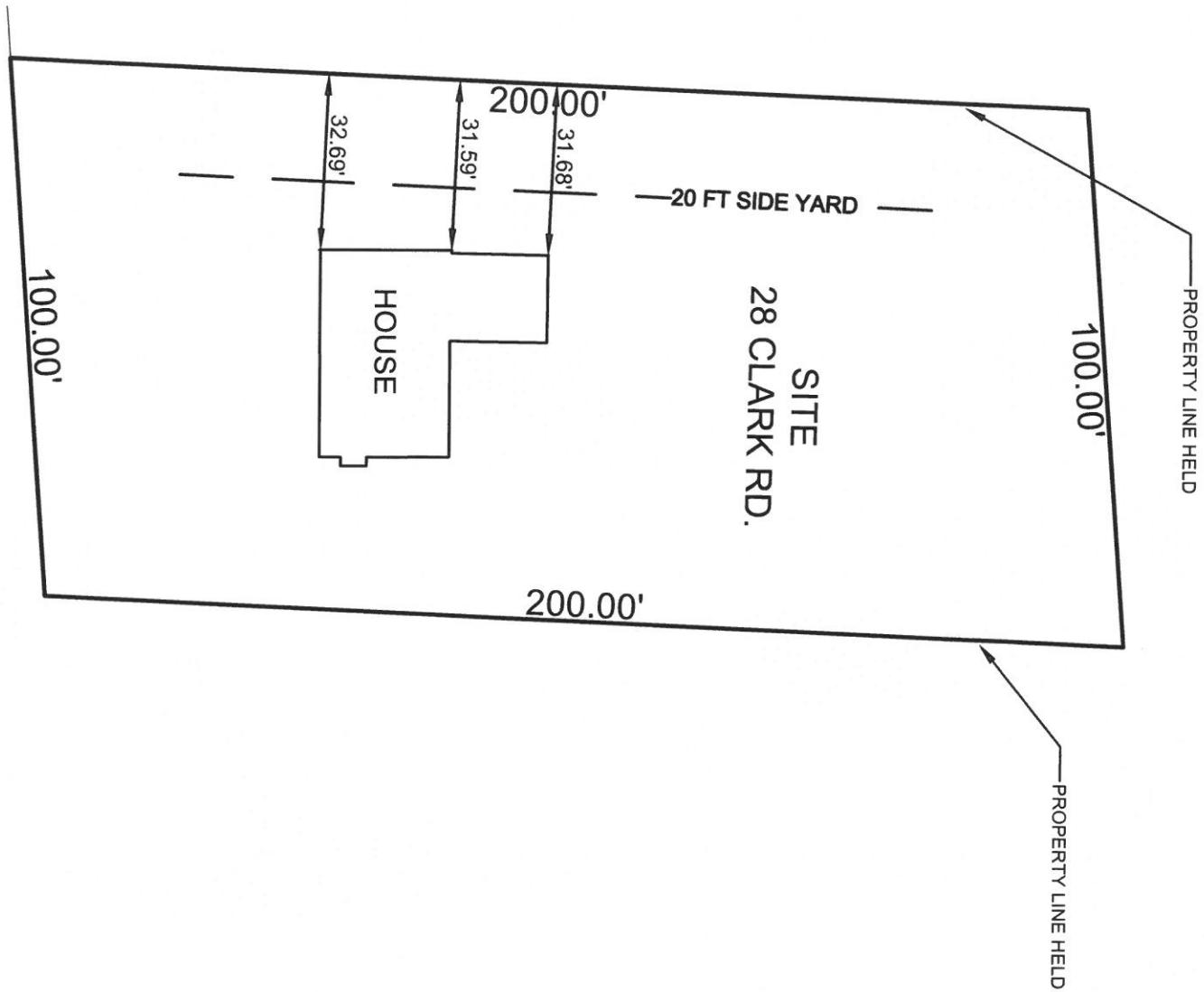
PROJECT: Stake-out of Northerly 20 FT. Side Yard Building Line for parcel located at 28 Clark Rd. Bolton, CT.

SERVICES PROVIDED:

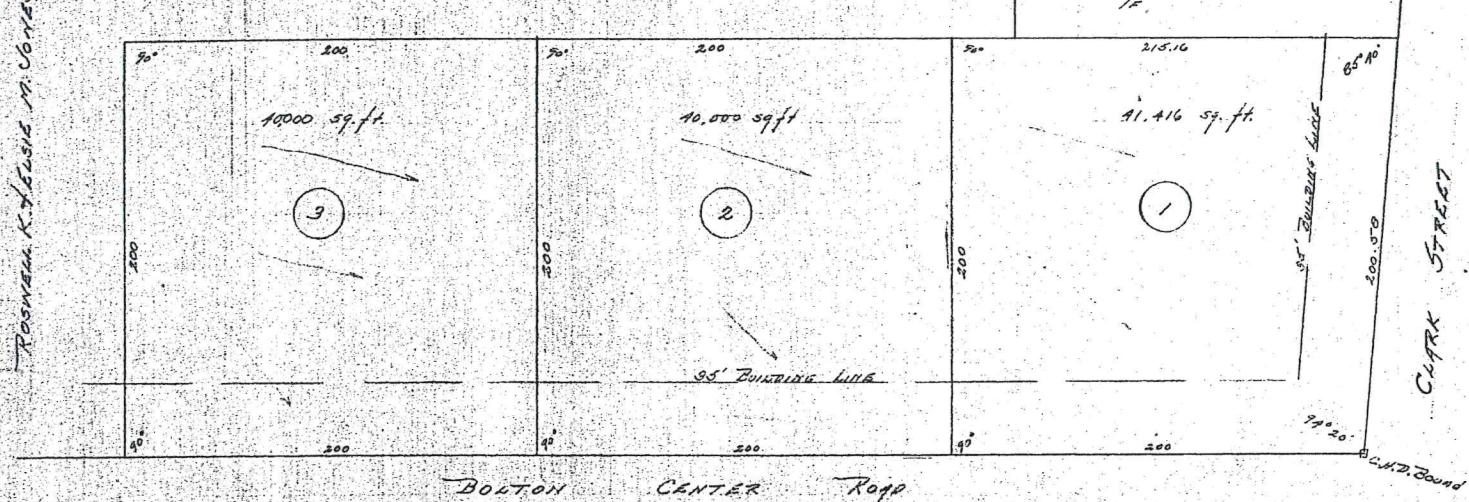
- 1.) Town Hall Records Research
- 2.) Field survey to locate existing Boundary Monumentation
- 3.) Compute Northerly 20 FT. Side Yard Building Line location from Field Survey results
- 4.) Stake-out of Northerly 20 FT. Side Yard Building Line

Total Due: \$1,500.00

CLARK ROAD



Roswell K. Jones M:67258 M:67259



APPROVED by BOLTON TOWN
PLANNING COMMISSION

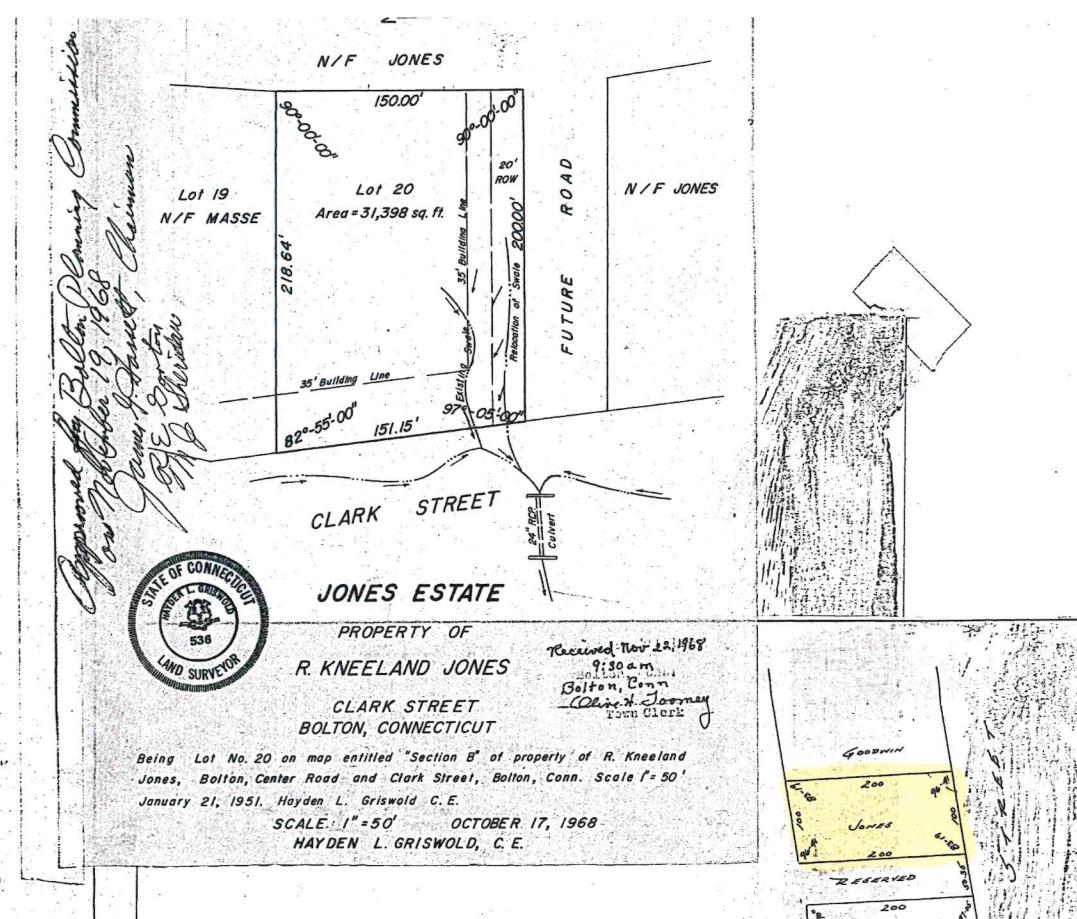
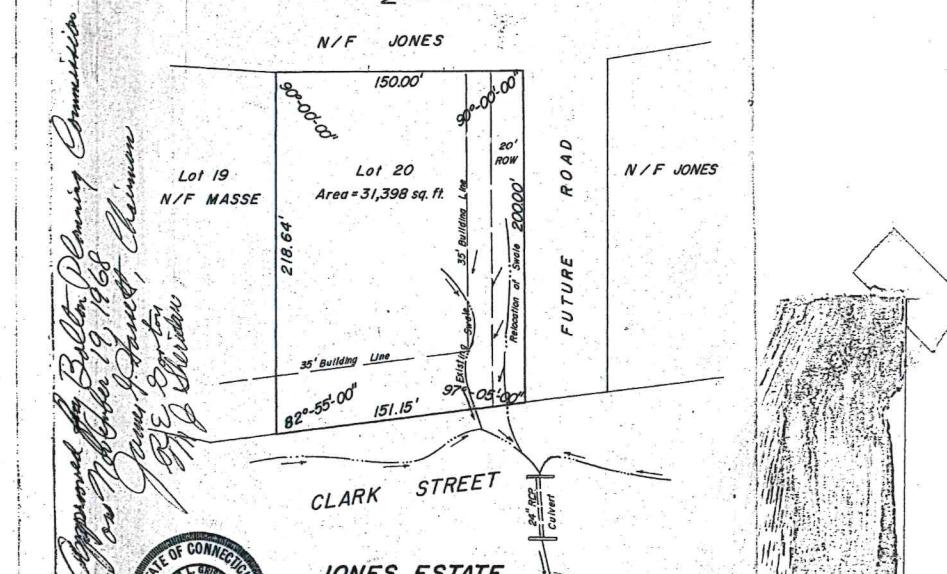
Michael J. Sheridan
John D. Putter
John B. Fahey



CHARTERED
DATE 1/3/66
SUBSTANTIALLY CORRECT
DEGREE OF ACCURACY A-2
HAYDEN L. GRISWOLD C.E.

PROPERTY OF
R. KNEELAND JONES ET AL
BOLTON CENTER ROAD - BOLTON, CONN.
SCALE 1" = 50' - OCT. 11, 1966
HAYDEN L. GRISWOLD C.E.

RECEIVED AND FILED
NOV. 4, 1966
Bolton, Conn.
Oliver H. Storrey
Town Clerk



PROPERTY OF
ROSWELL KNEELAND JONES & EUGIE M. JONES

SECTION 16-1
BOLTON CENTER ROAD & CLARK STREET
BOLTON - CONN.
SCALE 1" = 100' JAN. 21, 1951
HAYDEN L. GRISWOLD C.E.

ROSWELL KNEELAND JONES & EUGIE M. JONES

DEGREE OF ACCURACY A-2

Substantially correct
RECEIVED AND FILED
Nov. 22, 1951
Hayden L. Griswold C.E.

CENTER

1B



CRCOG makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Scale
1:564
Created: 12/11/2025

30 CLARK RD.

ArcGIS Web Map



CRCOG CAPITOL REGION
COUNCIL OF GOVERNMENTS
Working together for a better region.

CRCOG makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Scale
1:564
Created: 12/11/2025

Abutters within 500 Ft.		
RODNEY G VAILLANCOURT LIV TRUST	31 CLARK RD	BOLTON, CT 06043
PHILLIPS WILLIAM R	21 CLARK RD	BOLTON, CT 06043
MESSIER KIMBELL J & CAROL D	30 CLARK RD	BOLTON, CT 06043
CASSELLS LAWRENCE R & MARION	34 CLARK RD	BOLTON, CT 06043
MATOS JOAO	8 BRIGHTWOOD LN	WEST HARTFORD, CT 06110
FOGARTY CECILIA M	78 FIORA RD	BOLTON, CT 06043
DION LOUISE J	25 CLARK RD	BOLTON, CT 06043
SCHARDT MELISSA H &	24 CLARK RD	BOLTON, CT 06043
O'NEIL NICHOLAS & MARGARET	38 CLARK RD	BOLTON, CT 06043
MEYERS NICHOLAS & ANNA HELEN	32 CLARK RD	BOLTON, CT 06043
MINICUCCI CHARLES J EST & HEBRON COUNTRY	C/O THOMAS FIORENTINO 773 MAIN STREET	MANCHESTER, CT 06040
FETZER FRANCIS W	PO BOX 9542	BOLTON, CT 06043
YARNOTT ADAM TYLER & JEANINE ANNE	36 CLARK RD	BOLTON, CT 06043
GOFF MYRLE S	20 CLARK RD	BOLTON, CT 06043
FULLER RONALD LEE & ROSEANN M	17 CLARK RD	BOLTON, CT 06043

BOLTON ZONING BOARD OF APPEALS
NOTICE OF PUBLIC HEARING

The Bolton Zoning Board of Appeals will hold a public hearing on Monday, January 12, 2026, at 7:00 pm, to consider the following applications:

No. ZBA-25-2: Michelle Pierce - 28 Clark Rd – requesting a variance of 14 ft, reducing the side yard setback from 25 ft to 11 ft.

No. ZBA-25-3: Stephen Rascher -8 Alexis Dr. – requesting a variance of 14 ft, reducing the rear yard setback from 40 ft to 26 ft.

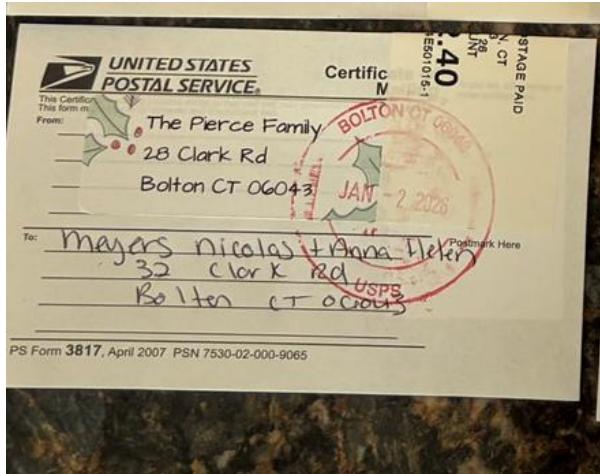
The applications are on file in the Bolton Land Use Dept for review and any interested parties may attend in person at Town Hall or virtually over Zoom and testify or submit written testimony. The public may obtain the virtual access information 48 hours prior to the meeting from the Land Use Dept during normal business hours.

Dated this 29th day of December, 2025 at Bolton, CT

William Pike, Chairman, Bolton ZBA

To be published in the *Hartford Courant* on January 2, 2026 & January 9, 2026.

<p>UNITED STATES POSTAL SERVICE</p> <p>U.S. POSTAGE PAID</p> <p>28 Clark Rd Bolton CT 06043</p> <p>From: The Pierce Family</p> <p>To: matos joao 8 Brightwood Lane West Hartford CT 06110</p> <p>PS Form 3817, April 2007 PSN 7530-02-000-9065</p>	<p>UNITED STATES POSTAL SERVICE</p> <p>U.S. POSTAGE PAID</p> <p>28 Clark Rd Bolton CT 06043</p> <p>From: The Pierce Family</p> <p>To: Goff myles 28 Clark Rd Bolton CT 06043</p> <p>PS Form 3817, April 2007 PSN 7530-02-000-9065</p>	<p>UNITED STATES POSTAL SERVICE</p> <p>U.S. POSTAGE PAID</p> <p>28 Clark Rd Bolton CT 06043</p> <p>From: The Pierce Family</p> <p>To: O'neil nicholas + margie 38 Clark Rd Bolton CT 06043</p> <p>PS Form 3817, April 2007 PSN 7530-02-000-9065</p>	<p>UNITED STATES POSTAL SERVICE</p> <p>U.S. POSTAGE PAID</p> <p>28 Clark Rd Bolton CT 06043</p> <p>From: The Pierce Family</p> <p>To: Fuller Ronald Lee + 1203 Apt 3 17 Clark Rd Bolton CT 06043</p> <p>PS Form 3817, April 2007 PSN 7530-02-000-9065</p>
<p>UNITED STATES POSTAL SERVICE</p> <p>U.S. POSTAGE PAID</p> <p>28 Clark Rd Bolton CT 06043</p> <p>From: The Pierce Family</p> <p>To: Yarnott Adam Tyler + Jean Anne 38 Clark Rd Bolton CT 06043</p> <p>PS Form 3817, April 2007 PSN 7530-02-000-9065</p>	<p>UNITED STATES POSTAL SERVICE</p> <p>U.S. POSTAGE PAID</p> <p>28 Clark Rd Bolton CT 06043</p> <p>From: The Pierce Family</p> <p>To: Minicucci Charles + Hebrew Country c/o Thomas Fineran 773 Main St Manchester CT 06040</p> <p>PS Form 3817, April 2007 PSN 7530-02-000-9065</p>	<p>UNITED STATES POSTAL SERVICE</p> <p>U.S. POSTAGE PAID</p> <p>28 Clark Rd Bolton CT 06043</p> <p>From: The Pierce Family</p> <p>To: Fogarty Cecilia 78 Fiord Rd Bolton CT 06043</p> <p>PS Form 3817, April 2007 PSN 7530-02-000-9065</p>	<p>UNITED STATES POSTAL SERVICE</p> <p>U.S. POSTAGE PAID</p> <p>28 Clark Rd Bolton CT 06043</p> <p>From: The Pierce Family</p> <p>To: Phillips William B 21 Clark Rd Bolton CT 06043</p> <p>PS Form 3817, April 2007 PSN 7530-02-000-9065</p>
<p>UNITED STATES POSTAL SERVICE</p> <p>U.S. POSTAGE PAID</p> <p>28 Clark Rd Bolton CT 06043</p> <p>From: The Pierce Family</p> <p>To: Petzer Francis P O Box 9542 Bolton CT 06043</p> <p>PS Form 3817, April 2007 PSN 7530-02-000-9065</p>	<p>UNITED STATES POSTAL SERVICE</p> <p>U.S. POSTAGE PAID</p> <p>28 Clark Rd Bolton CT 06043</p> <p>From: The Pierce Family</p> <p>To: Schard + melissa 24 Clark Rd Bolton CT 06043</p> <p>PS Form 3817, April 2007 PSN 7530-02-000-9065</p>	<p>UNITED STATES POSTAL SERVICE</p> <p>U.S. POSTAGE PAID</p> <p>28 Clark Rd Bolton CT 06043</p> <p>From: The Pierce Family</p> <p>To: Cassells Lawrence + Helen 34 Clark Rd Bolton CT 06043</p> <p>PS Form 3817, April 2007 PSN 7530-02-000-9065</p>	<p>UNITED STATES POSTAL SERVICE</p> <p>U.S. POSTAGE PAID</p> <p>28 Clark Rd Bolton CT 06043</p> <p>From: The Pierce Family</p> <p>To: Rodney G. K. Van Court + JV trust 31 Clark Rd Bolton CT 06043</p> <p>PS Form 3817, April 2007 PSN 7530-02-000-9065</p>



**Record No: ZBA-25-3**

Zoning Board of Appeals

Status: Active

Submitted On: 12/15/2025

Primary Location8 ALEXIS DR
BOLTON, CT 06043**Owner**Stephen Rascher
8 ALEXIS DR BOLTON, CT
06043**Applicant** Stephen Rascher
 860-212-2448
 srasch01@yahoo.com
 8 Alexis Dr
Bolton, CT 06043-784**Permit Info****Occupancy Type***

Residential

Application For*

Variance

Aquifer Protection Area*

No

Zone *

R-1

Zoning Board of Appeals**Statement of Hardship***

The distance from the west corner of my house to the back boundary line is 52 feet. I would like to install a pool (14' x 30') in my backyard. However, if I install the pool it will violate the building line (40 feet) that applies to the back boundary. If I did comply with the 40 foot building line, the pool would make contact with the west corner of my house (see map #1). Therefore, I am applying for a variance. If I am allowed to have the pool installed 12 feet from my house, and if the pool is 14 feet wide, the building line will be reduced to 26 feet (see map #2). My rear boundary line borders a large undeveloped parcel of about 30 acres. The planned pool complies with regulations pertaining to distances from the pool to well and septic system. Please consider my request for a variance.

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

I am requesting a variance that seeks permission to have a fiberglass pool (14' x 30") installed in my backyard. What I am requesting is that I be allowed to reduce the rear building line from the required 40 feet to 26 feet.

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

No

Setbacks

Front Required	Front Provided
-----------------------	-----------------------

35	70
----	----

Rear Required	Rear Provided
----------------------	----------------------

40	52
----	----

Left Required	Left Provided
----------------------	----------------------

25	25
----	----

Right Required	Right Provided
-----------------------	-----------------------

25	35
----	----

Lot Coverages

Maximum Lot Coverage:

R1, R2, R3 = 15%

NB = 20%

GB, I, GMUIZ, RMUZ = 25%

Lot Coverage Provided (in %)

15

Maximum Impervious Coverage:

R1, R2, R3 = 20%

NB, GMUIZ, RMUZ = 50%

GB, I = 65%

Impervious Coverage Provided (in %)

15

Building & Parcel Size

Building Size

2880

Lot Area

41000

Applicable Section(s) of Zoning By-Laws

Does Property Need CCDRB Review?



Is Property Located in Aquifer Protection District?



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, its 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***

 Stephen R. Rascher
Dec 15, 2025

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

1000011488.jpg

REQUIRED

Uploaded by Stephen Rascher on Dec 15, 2025 at 12:59 PM

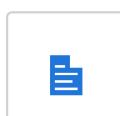


Photos

1000011493.jpg

REQUIRED

Uploaded by Stephen Rascher on Dec 15, 2025 at 1:14 PM



Statement of Hardship

Statement of Hardship.docx

REQUIRED

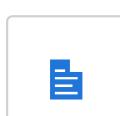
Uploaded by Stephen Rascher on Dec 15, 2025 at 1:32 PM



1000011491.jpg

1000011491.jpg

Uploaded by Stephen Rascher on Dec 15, 2025 at 1:18 PM



8 Alexis Properties within 500 ft.pdf

8 Alexis Properties within 500 ft.pdf

Uploaded by Danielle Palazzini on Dec 17, 2025 at 10:06 AM

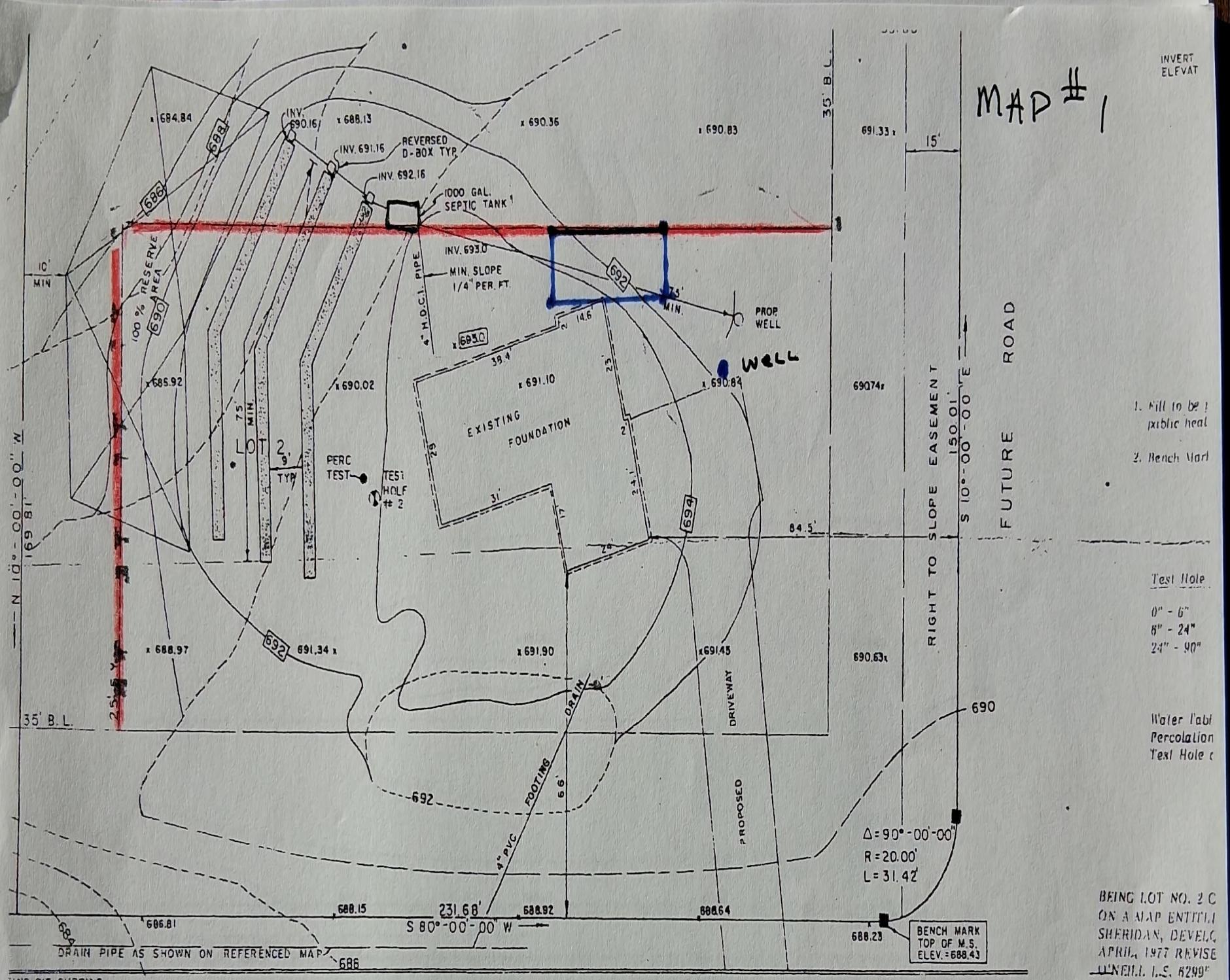


Map 1.pdf

Map 1.pdf

Uploaded by Danielle Palazzini on Dec 19, 2025 at 10:07 AM

The distance from the west corner of my house to the back boundary line is 52 feet. I would like to install a pool (14' x 30') in my backyard. However, if I install the pool it will violate the building line (40 feet) that applies to the back boundary. If I did comply with the 40 foot building line, the pool would make contact with the west corner of my house (see map #1). Therefore, I am applying for a variance. If I am allowed to have the pool installed 12 feet from my house, and if the pool is 14 feet wide, the building line will be reduced to 26 feet (see map #2). My rear boundary line borders a large undeveloped parcel of about 30 acres. The planned pool complies with regulations pertaining to distances from the pool to well and septic system. Please consider my request for a variance.



ALEXIS DRIVE

LEGEND

■ EXISTING MERESTONE
— CO -- EXISTING CONTOUR
— **00** PROPOSED CONTOUR
x **00** PROPOSED SPOT ELEVATION
[] LEACHING TRENCH
— SURFACE GRADE TO DRAIN
+ **00** EXISTING SPOT ELEVATION

CERTIFIED SUBSTANTIALLY CORRECT. FOUNDATION LOCATED AS SHOWN. NO ZONING VIOLATIONS NOTED WITH RESPECT TO BUILDING LOCATIONS. NO CERTIFICATION IS EXPRESSED OR IMPLIED BY THIS MAP UNLESS IT BEARS THE IMPRESSION TYPE SEAL AND SIGNATURE OF THE SURVEYOR WHOSE NAME AND REGISTRATION NUMBER APPEAR BELOW.

I HEREBY CERTIFY THAT THIS MAP AND SURVEY WERE PREPARED IN ACCORDANCE WITH THE STANDARDS OF A CLASS D SURVEY AS DEFINED IN THE CODE OF PRACTICE FOR STANDARDS OF ACCURACY OF SURVEYS AND MAPS, ADOPTED DECEMBER 10, 1975 AS AMENDED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.

IS COMPILED FROM OTHER MAPS, DEED DIMEN-
>) OTHER SOURCES OF INFORMATION, NOT TO BE
>) AS AN ACCURATE SURVEY AND SUBJECT TO
NGES AS A MORE ACCURATE SURVEY MAY

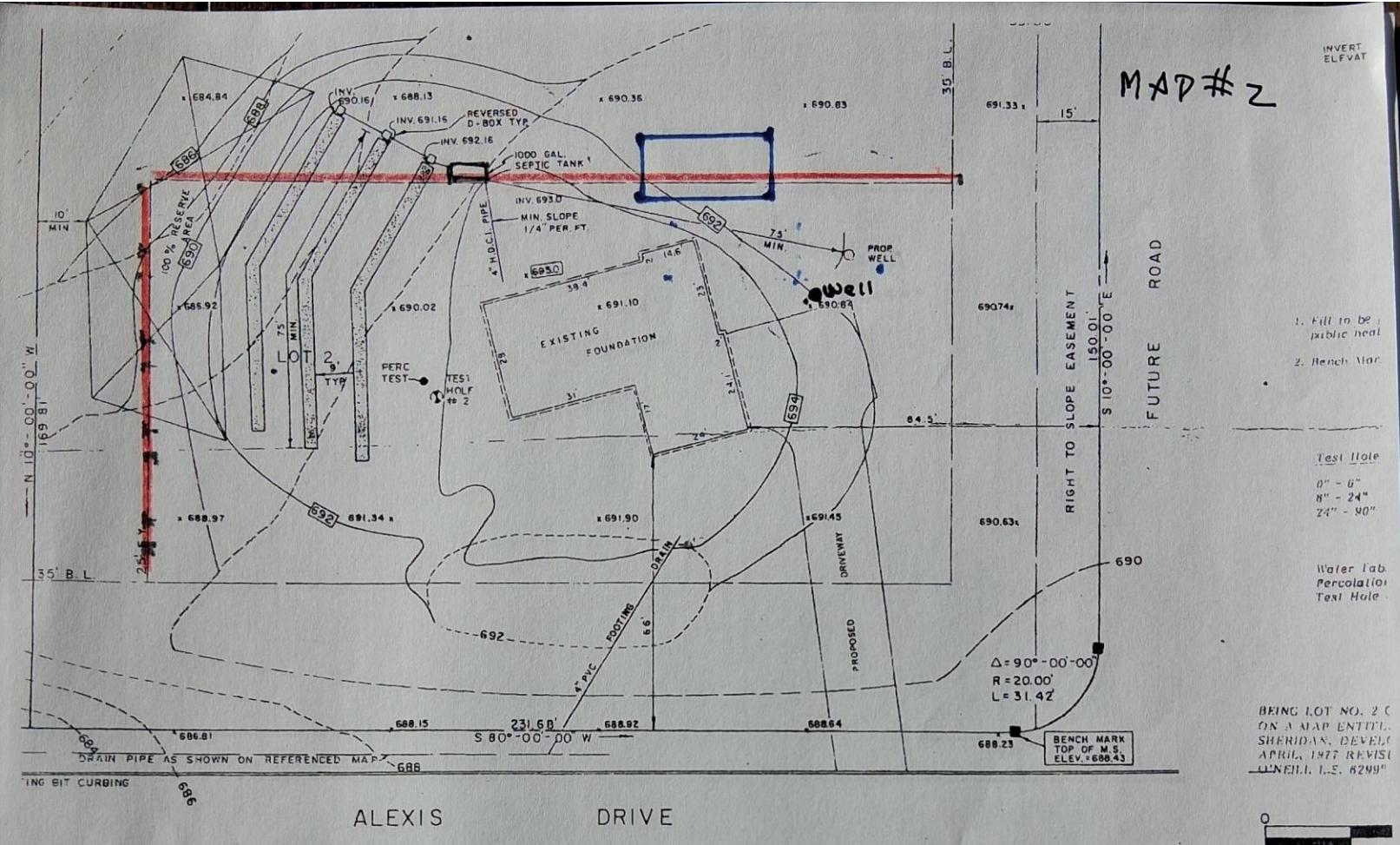
Angelina Stephen
Dale & Rascher

8 Alexis Dr

$$I = 40$$

Pool 14x30'

REVISIONS		NO. 8
DATE	APPROVED	SCALE
4-26-84	R. M.	
5-2-84	R. M.	
5-7-84	R. M.	
5-25-84	R. M.	
7-12-84	R. M.	DATE



IS COMPILED FROM OTHER MAPS, DEED DIMEN-
S) OTHER SOURCES OF INFORMATION, NOT TO BE
D) AS AN ACCURATE SURVEY AND SUBJECT TO
NGES AS A MORE ACCURATE SURVEY MAY

Angelina Stephen
Dale & Rascher
8 Alexis Dr
1-40

Pool 14' x 30'

CERTIFIED SUBSTANTIALLY CORRECT. FOUNDATION LOCATED AS SHOWN. NO ZONING VIOLATIONS NOTED WITH RESPECT TO BUILDING LOCATIONS. NO CERTIFICATION IS EXPRESSED OR IMPLIED BY THIS MAP UNLESS IT BEARS THE IMPRESSION TYPE SEAL AND SIGNATURE OF THE SURVEYOR WHOSE NAME AND REGISTRATION NUMBER APPEAR BELOW.

I HEREBY CERTIFY THAT THIS MAP AND SURVEY WERE PREPARED IN ACCORDANCE WITH THE STANDARDS OF A CLASS D SURVEY AS DEFINED IN THE CODE OF PRACTICE FOR STANDARDS OF ACCURACY OF SURVEYS AND MAPS, ADOPTED DECEMBER 10, 1975 AS AMENDED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.

Richard Meehan
RICHARD MEEHAN, J.D. 13332

REVISIONS		NO. 8
DATE	APPROVED	
4-26-84	R. M.	SCALE
5-2-84	R. M.	
5-7-84	R. M.	
5-25-84	R. M.	
7-12-84	R. M.	





Property Owners within 500 Feet		
CONVERSE KIMBERLY J	133 BRANDY ST	BOLTON, CT 06043
HARRINGTON JOHN M JR JENNIFER L	13 ALEXIS DR	BOLTON, CT 06043
WALSH RICHARD J JR & KATHLEEN F	5 ALEXIS DR	BOLTON, CT 06043
VITTI ROBERT & DENISE M ESTATE OF	115 BRANDY ST	BOLTON, CT 06043
HENRIKSON CHRISTINE M	120 BRANDY ST	BOLTON, CT 06043
PALMER DON L JR & KAREN J	4 ALEXIS DR	BOLTON, CT 06043
MINICIELLO JERRY A & MONICA C	14 ALEXIS DR	BOLTON, CT 06043
BAKINOW EVELYN F	18 ALEXIS DR	BOLTON, CT 06043
RUTLEDGE KERRY W & PEYTON B LIVING TRUST RUTLEDGE	9 ALEXIS DR	BOLTON, CT 06043
SIDUR ANDREA	119 BRANDY ST	BOLTON, CT 06043
STEVENS SCOTT F & DEBORAH L	128 BRANDY ST	BOLTON, CT 06043
BOLTON LAND TRUST INC	38 MAPLE VALLEY ROAD	BOLTON, CT 06043
FRANKLIN ROBERT W & EUGENIA	18 COTTAGE CIRCLE	WEST LEBANON, NH 03784
SHERIDAN CHRISTOPHER P	106 HEBRON RD	BOLTON, CT 06043
HAM THOMAS D	127 BRANDY ST	BOLTON, CT 06043
BROWN LINDA S & RICHARD D	17 ALEXIS DR	BOLTON, CT 06043
YEAGER GREGORY & WALLACH LINDSEY ANN	1 ALEXIS DR	BOLTON, CT 06043
KROSS EILEEN C & FREDERICK P JR	113 POSTWOOD TURN	PEACHTREE CITY, GA 30269
PARKER JOSHUA ADAM & TAYLOR	126 BRANDY ST	BOLTON, CT 06043

BOLTON ZONING BOARD OF APPEALS
NOTICE OF PUBLIC HEARING

The Bolton Zoning Board of Appeals will hold a public hearing on Monday, January 12, 2026, at 7:00 pm, to consider the following applications:

No. ZBA-25-2: Michelle Pierce - 28 Clark Rd – requesting a variance of 14 ft, reducing the side yard setback from 25 ft to 11 ft.

No. ZBA-25-3: Stephen Rascher -8 Alexis Dr. – requesting a variance of 14 ft, reducing the rear yard setback from 40 ft to 26 ft.

The applications are on file in the Bolton Land Use Dept for review and any interested parties may attend in person at Town Hall or virtually over Zoom and testify or submit written testimony. The public may obtain the virtual access information 48 hours prior to the meeting from the Land Use Dept during normal business hours.

Dated this 29th day of December, 2025 at Bolton, CT

William Pike, Chairman, Bolton ZBA

To be published in the *Hartford Courant* on January 2, 2026 & January 9, 2026.



Certificate of Mailing — Firm

Name and Address of Sender		TOTAL NO. of Pieces Listed by Sender	TOTAL NO. of Pieces Received at Post Office™	Affix Stamp Here Postmark with Date of Receipt.		
<p>Stephen R. Rascher 8 Alexis Drive Bolton, CT 06043</p> <p>Postmaster, per (name of receiving employee)</p>		19				
USPS® Tracking Number Firm-specific Identifier		Address (Name, Street, City, State, and ZIP Code™)	Address (Name, Street, City, State, and ZIP Code™)	Fee	Parcel Airlift	
1. ZBA-25-3 Abutters Notice		Kimberly J. Converse 133 Beandy St. Bolton, CT 06043	John & Jennifer Harrington 13 Alexis Dr. Bolton, CT 06043			
2. ZBA-25-3 Abutters Notice		Richard & Kathleen Walsh 5 Alexis Dr. Bolton, CT 06043	Devin & Robert V. G. 115 Beandy St. Bolton, CT 06043			
3. ZBA-25-3 Abutters Notice		Christine Henrikson 120 Beandy St. Bolton, CT 06043	Don & Karen Palmer 4 Alexis Dr. Bolton, CT 06043			
4. ZBA-25-3 Abutters Notice						
5. ZBA-25-3 Abutters Notice						
6. ZBA-25-3 Abutters Notice						



Certificate of Mailing — Firm

Name and Address of Sender		TOTAL NO. of Pieces Listed by Sender	TOTAL NO. of Pieces Received at Post Office™	Affix Stamp Here Postmark with Date of Receipt.																																											
<p>Stephen R. Rasher 8 Alexis Drive Bolton, CT 06043</p> <p>Postmaster, per (name of receiving employee)</p>																																															
<table border="1"> <thead> <tr> <th>USPS® Tracking Number Firm-specific Identifier</th> <th>Address (Name, Street, City, State, and ZIP Code™)</th> <th>Postage</th> <th>Fee</th> <th colspan="2">Parcel Airlift</th> </tr> </thead> <tbody> <tr> <td>2BA-25-3</td> <td>Servy & Monica Minichiello 14 Alexis Dr. Bolton, CT 06043</td> <td></td> <td></td> <td colspan="2"></td> </tr> <tr> <td>2BA-25-3</td> <td>Sue & Yuk Bakinow 18 Alexis Drive Bolton, CT 06043</td> <td></td> <td></td> <td colspan="2"></td> </tr> <tr> <td>2BA-25-3</td> <td>Kerry & Paxton Rutledge 9 Alexis Drive Bolton, CT 06043</td> <td></td> <td></td> <td colspan="2"></td> </tr> <tr> <td>2BA-25-3</td> <td>Andrea Sidor 119 Boundary St. Bolton, CT 06043</td> <td></td> <td></td> <td colspan="2"></td> </tr> <tr> <td>2BA-25-3</td> <td>Scott & Deborah Stevens 128 Boundary St. Bolton, CT 06043</td> <td></td> <td></td> <td colspan="2"></td> </tr> <tr> <td>2BA-25-3</td> <td>Bolton Land Trust 38 Maple Valley Rd. Bolton, CT 06043</td> <td></td> <td></td> <td colspan="2"></td> </tr> </tbody> </table>						USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Parcel Airlift		2BA-25-3	Servy & Monica Minichiello 14 Alexis Dr. Bolton, CT 06043					2BA-25-3	Sue & Yuk Bakinow 18 Alexis Drive Bolton, CT 06043					2BA-25-3	Kerry & Paxton Rutledge 9 Alexis Drive Bolton, CT 06043					2BA-25-3	Andrea Sidor 119 Boundary St. Bolton, CT 06043					2BA-25-3	Scott & Deborah Stevens 128 Boundary St. Bolton, CT 06043					2BA-25-3	Bolton Land Trust 38 Maple Valley Rd. Bolton, CT 06043				
USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Parcel Airlift																																											
2BA-25-3	Servy & Monica Minichiello 14 Alexis Dr. Bolton, CT 06043																																														
2BA-25-3	Sue & Yuk Bakinow 18 Alexis Drive Bolton, CT 06043																																														
2BA-25-3	Kerry & Paxton Rutledge 9 Alexis Drive Bolton, CT 06043																																														
2BA-25-3	Andrea Sidor 119 Boundary St. Bolton, CT 06043																																														
2BA-25-3	Scott & Deborah Stevens 128 Boundary St. Bolton, CT 06043																																														
2BA-25-3	Bolton Land Trust 38 Maple Valley Rd. Bolton, CT 06043																																														



Certificate of Mailing — Firm

Name and Address of Sender		TOTAL NO. of Pieces Listed by Sender	TOTAL NO. of Pieces Received at Post Office™ Postmark with Date of Receipt.	Affix Stamp Here Postmark with Date of Receipt.
<p>Stephen R. Rasdor 8 Alexis Dr. Bolton, CT 06043</p> <p>Postmaster, per (name of receiving employee)</p>				
USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Parcel Airlift
1. ZBA-25-3	Robert Eugenia Franklin 18 Cobble Circle West Lebanon NH 03784			
Abutters Notice	Chris Stridley 106 Hebron Rd. Secton, CT 06043			
2. ZBA-25-3	Thomas Ham 127 Bramley St Roxbury, CT 06043			
Abutters Notice	Richard & Linda Brown 17 Alexis Dr. Bolton, CT 06043			
3. ZBA-25-3	Lindsey A. Wallach & Greg Yerger 1 Alexis Dr. Bolton, CT 06043			
Abutters Notice				
4. ZBA-25-3				
Abutters Notice				
5. ZBA-25-3				
Abutters Notice				
6. ZBA-25-3	Eileen & Fred Gross 113 Post Woods Town Peachtree City, GA 30269			
Abutters Notice				



Certificate of Mailing — Firm

Name and Address of Sender		TOTAL NO. of Pieces Listed by Sender	TOTAL NO. of Pieces Received at Post Office™	Affix Stamp Here Postmark with Date of Receipt.	
<p>Stephen R. RASCER 8 Alexis Drive Benton CT 06043</p>		19			
USPS® Tracking Number Firm-specific Identifier		Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Parcel Airlift
1. 213A-25-3	A hubbars Notice	TOSHIBA & TOSY (A) PARCEL 126 Broadway St. Benton CT 06043			
2.					
3.					
4.					
5.					
6.					