

**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

35

Front Provided

35

Rear Required

40

Rear Provided

40

Left Required

25

Left Provided

11

Right Required

25

Right Provided

—

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

800

Lot Area

0.46

Applicable Section(s) of Zoning By-Laws

Art. XI, Sec. 450-11.1

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, 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*

 michelle pierce
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



CLARK ROAD



Bushnell Associates, LLC

Civil Engineering • Land Surveying



INVOICE

DATE: September 8, 2023

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

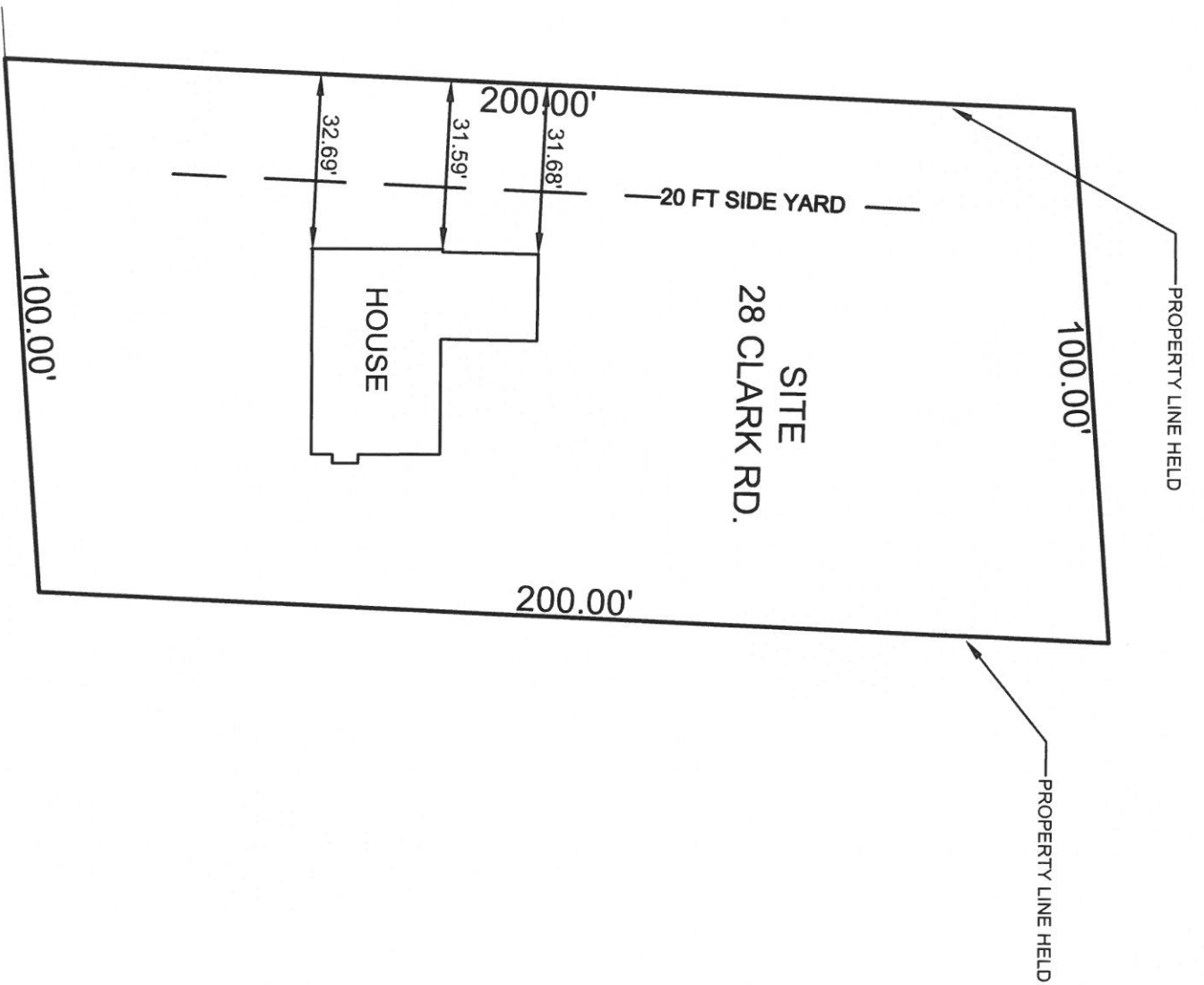
PROJECT: Stake-out of Northerly 20 FT. Side Yard Building Line for parcel located at 28 Clark Rd. Bolton, CT.

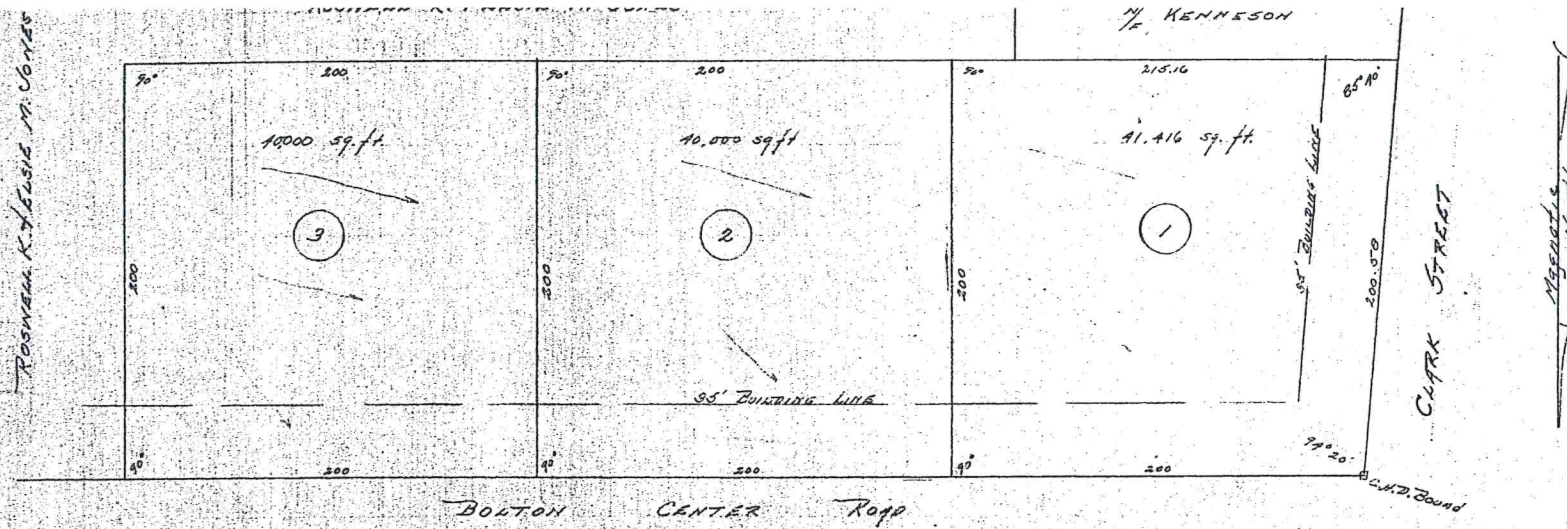
SERVICES PROVIDED:

- 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





APPROVED BY BOLTON TOWN
PLANNING COMMISSION

Michael J. Sheridan
James A. Pappas
John F. Hackett

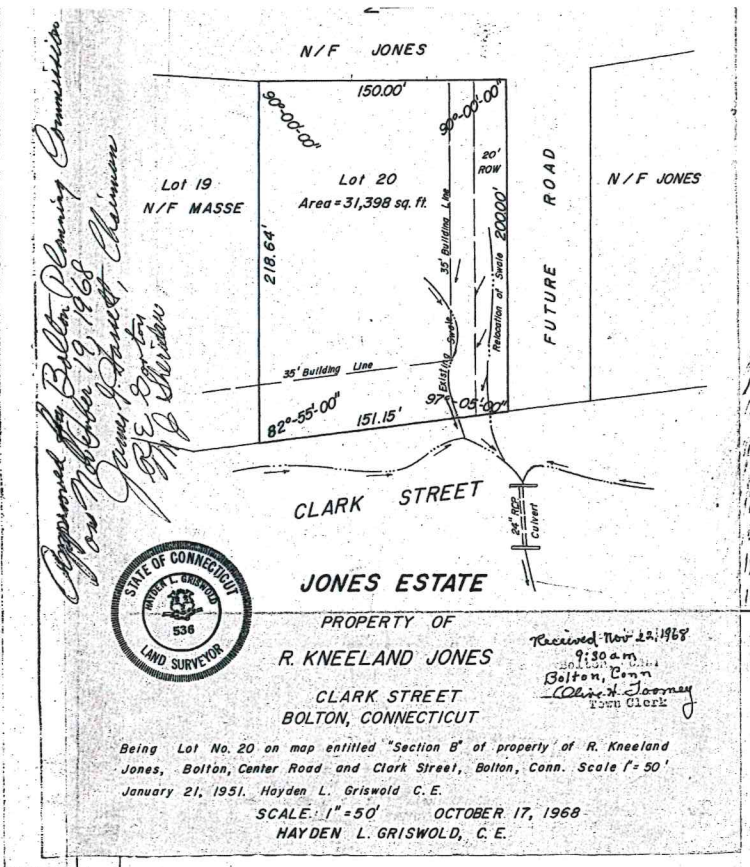


PROPERTY OF
R. KNEELAND JONES ET AL
BOLTON CENTER ROAD - BOLTON CONN.
SCALE 1" = 40' - OCT. 11, 1966
HAYDEN L. GRISWOLD C.E.

CHIEFMAN
DATE 11/9/66

SUBSTANTIALLY CORRECT
DEGREE OF ACCURACY #2
H.L. Griswold

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

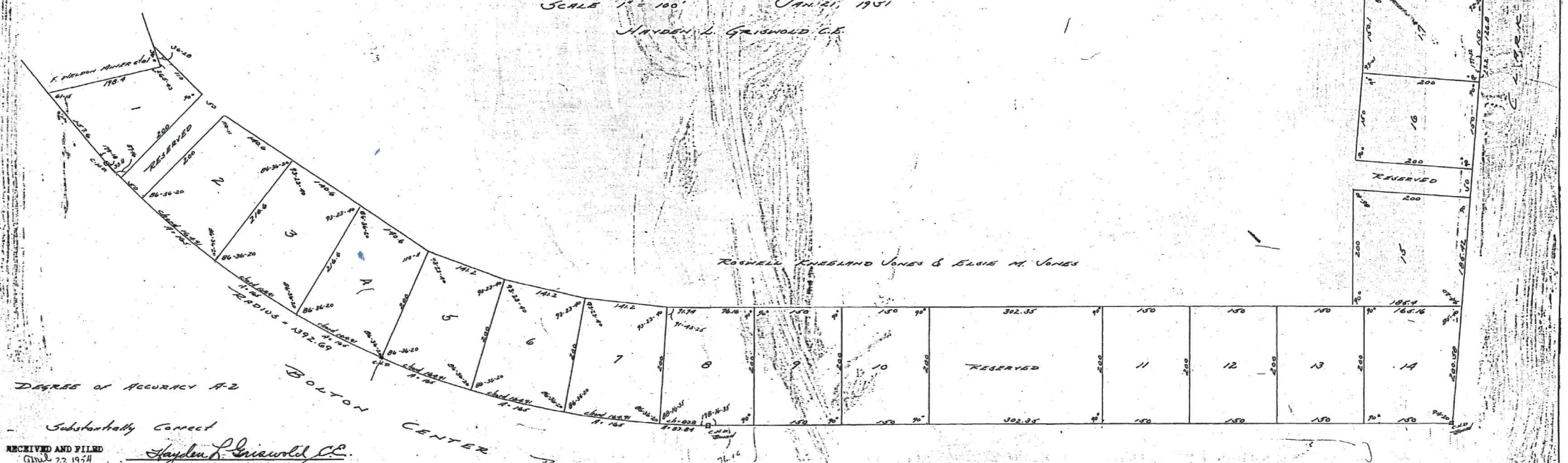


JONES ESTATE
PROPERTY OF
R. KNEELAND JONES
CLARK STREET
BOLTON, CONNECTICUT

Being Lot No. 20 on map entitled "Section B" of property of R. Kneeland Jones, Bolton, Center Road and Clark Street, Bolton, Conn. Scale 1" = 50' January 21, 1951. Hayden L. Griswold C.E.
SCALE 1" = 50' OCTOBER 17, 1968
HAYDEN L. GRISWOLD, C.E.

Received Nov. 22, 1968
9:30 am
Bolton, Conn.
Oliver H. Jorjany
Town Clerk

PROPERTY OF
ROSWELL KNEELAND JONES & ELSIE M. JONES
SECTION No. 1
BOLTON CENTER ROAD & CLARK STREET
BOLTON - CONN.
SCALE 1" = 100' JAN. 21, 1951
HAYDEN L. GRISWOLD C.E.

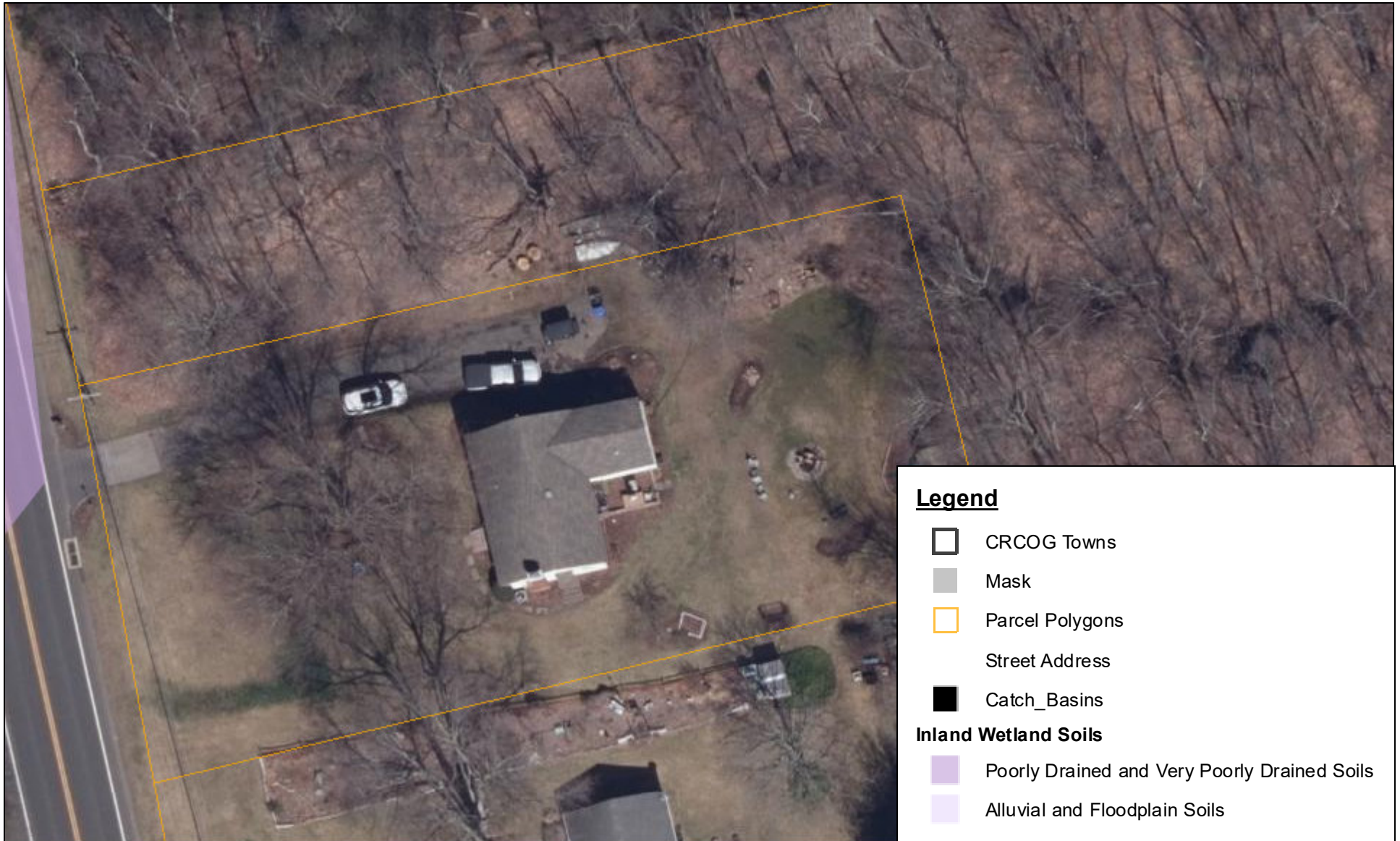


DEGREE OF ACCURACY #2

SUBSTANTIALLY CORRECT

RECEIVED AND FILED
NOV 22 1968
Hayden L. Griswold, C.E.

ArcGIS Web Map



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

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**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.

UNITED STATES POSTAL SERVICE
Certificate Mail
From: The Pierce Family
28 Clark Rd
Bolton CT 06043
To: matos lazo
8 Brightwood lane
West Hartford CT 06110
PS Form 3817, April 2007 PSN 7530-02-000-9065

UNITED STATES POSTAL SERVICE
Certificate Mail
From: The Pierce Family
28 Clark Rd
Bolton CT 06043
To: Goff myrles
20 Clark Rd
Bolton CT 06043
PS Form 3817, April 2007 PSN 7530-02-000-9065

UNITED STATES POSTAL SERVICE
Certificate Mail
From: The Pierce Family
28 Clark Rd
Bolton CT 06043
To: Oneil Nicholas + Maria
38 Clark Rd
Bolton CT 06043
PS Form 3817, April 2007 PSN 7530-02-000-9065

UNITED STATES POSTAL SERVICE
Certificate Mail
From: The Pierce Family
28 Clark Rd
Bolton CT 06043
To: Butler Ronald Lee + Rose Ann
17 Clark Rd
Bolton CT 06043
PS Form 3817, April 2007 PSN 7530-02-000-9065

UNITED STATES POSTAL SERVICE
Certificate Mail
From: The Pierce Family
28 Clark Rd
Bolton CT 06043
To: Yarnolt Adam Tyler + Anne
30 Clark Rd
Bolton CT 06043
PS Form 3817, April 2007 PSN 7530-02-000-9065

UNITED STATES POSTAL SERVICE
Certificate Mail
From: The Pierce Family
28 Clark Rd
Bolton CT 06043
To: Minicucci Charles + Helen Emily
c/o Thomas + Jennifer
773 Main St
Manchester CT 06040
PS Form 3817, April 2007 PSN 7530-02-000-9065

UNITED STATES POSTAL SERVICE
Certificate Mail
From: The Pierce Family
28 Clark Rd
Bolton CT 06043
To: Fogarty Cecilia
78 Flora Rd
Bolton CT 06043
PS Form 3817, April 2007 PSN 7530-02-000-9065

UNITED STATES POSTAL SERVICE
Certificate Mail
From: The Pierce Family
28 Clark Rd
Bolton CT 06043
To: Phillips William R
21 Clark Rd
Bolton CT 06043
PS Form 3817, April 2007 PSN 7530-02-000-9065

UNITED STATES POSTAL SERVICE
Certificate Mail
From: The Pierce Family
28 Clark Rd
Bolton CT 06043
To: Petzer Francis
PO Box 9542
Bolton CT 06043
PS Form 3817, April 2007 PSN 7530-02-000-9065

UNITED STATES POSTAL SERVICE
Certificate Mail
From: The Pierce Family
28 Clark Rd
Bolton CT 06043
To: Schard + Melissa
24 Clark Rd
Bolton CT 06043
PS Form 3817, April 2007 PSN 7530-02-000-9065

UNITED STATES POSTAL SERVICE
Certificate Mail
From: The Pierce Family
28 Clark Rd
Bolton CT 06043
To: Cassells Lawrence + Kristin
34 Clark Rd
Bolton CT 06043
PS Form 3817, April 2007 PSN 7530-02-000-9065

UNITED STATES POSTAL SERVICE
Certificate Mail
From: The Pierce Family
28 Clark Rd
Bolton CT 06043
To: Rodney G Killiancourt + his trust
31 Clark Rd
Bolton CT 06043
PS Form 3817, April 2007 PSN 7530-02-000-9065

UNITED STATES POSTAL SERVICE
Certificat N
From: The Pierce Family
28 Clark Rd
Bolton CT 06043
To: Mayers Nicolas + Anna Helen
32 Clark Rd
Bolton CT 06043
PS Form 3817, April 2007 PSN 7530-02-000-9065

UNITED STATES POSTAL SERVICE
Certificat Ma
From: The Pierce Family
28 Clark Rd
Bolton CT 06043
To: Dion Louise
25 Clark Rd
Bolton CT 06043
U.S. POSTAGE PAID
BOLTON CT 06043
JAN 02 2008
\$2.40
\$2324E001015-1
PS Form 3817, April 2007 PSN 7530-02-000-9065





UNITED STATES POSTAL SERVICE
Certificat Ma
From: The Pierce Family
28 Clark Rd
Bolton CT 06043
To: Kim + Carol Messer
30 Clark Rd
Bolton CT 06043
U.S. POSTAGE PAID
BOLTON CT 06043
JAN 02 2008
\$2.40
\$2324E001015-1
PS Form 3817, April 2007 PSN 7530-02-000-9065

**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

35

Front Provided

70

Rear Required

40

Rear Provided

52

Left Required

25

Left Provided

25

Right Required

25

Right Provided

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, 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*



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

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

REQUIRED

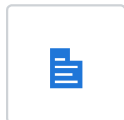


Photos

1000011493.jpg

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

REQUIRED

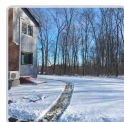


Statement of Hardship

Statement of Hardship.docx

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

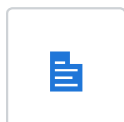
REQUIRED



1000011491.jpg

1000011491.jpg

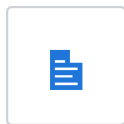
Uploaded by Stephen Rascher on Dec 15, 2025 at 1:18 PM



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



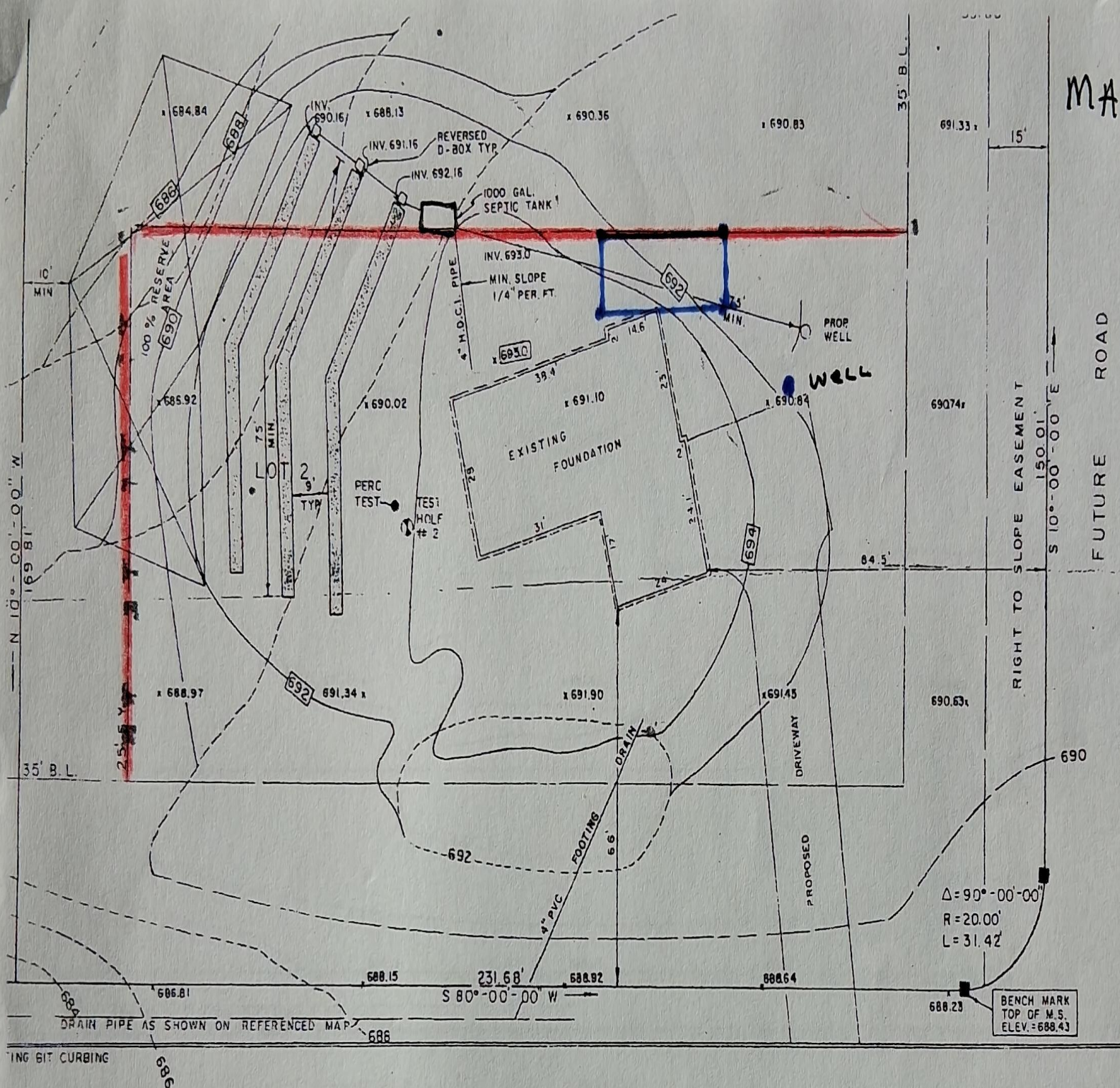
Map 1.pdf

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.

MAP # 1



1. Fill to be 1 public head
2. Bench Mark

Test Hole
 0" - 6"
 6" - 24"
 24" - 90"

Water Table
 Percolation
 Test Hole

BEING LOT NO. 2 C
 ON A MAP ENTITLED
 SHERIDAN, DEVELOP
 APRIL, 1977 REVISE
 O'NEILL, L.S. 6299

ALEXIS DRIVE

LEGEND

- EXISTING MERESTONE
- - - EXISTING CONTOUR
- - - PROPOSED CONTOUR
- x 00 PROPOSED SPOT ELEVATION
- LEACHING TRENCH
- SURFACE GRADE TO DRAIN
- x 00 EXISTING SPOT ELEVATION

Notes

- 1. minimum course
- 2. gallon septic tank
- square feet of effective leaching area required
- square feet of effective leaching area provided
- 3. trenches - 36" deep long by 3 feet wide

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

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.

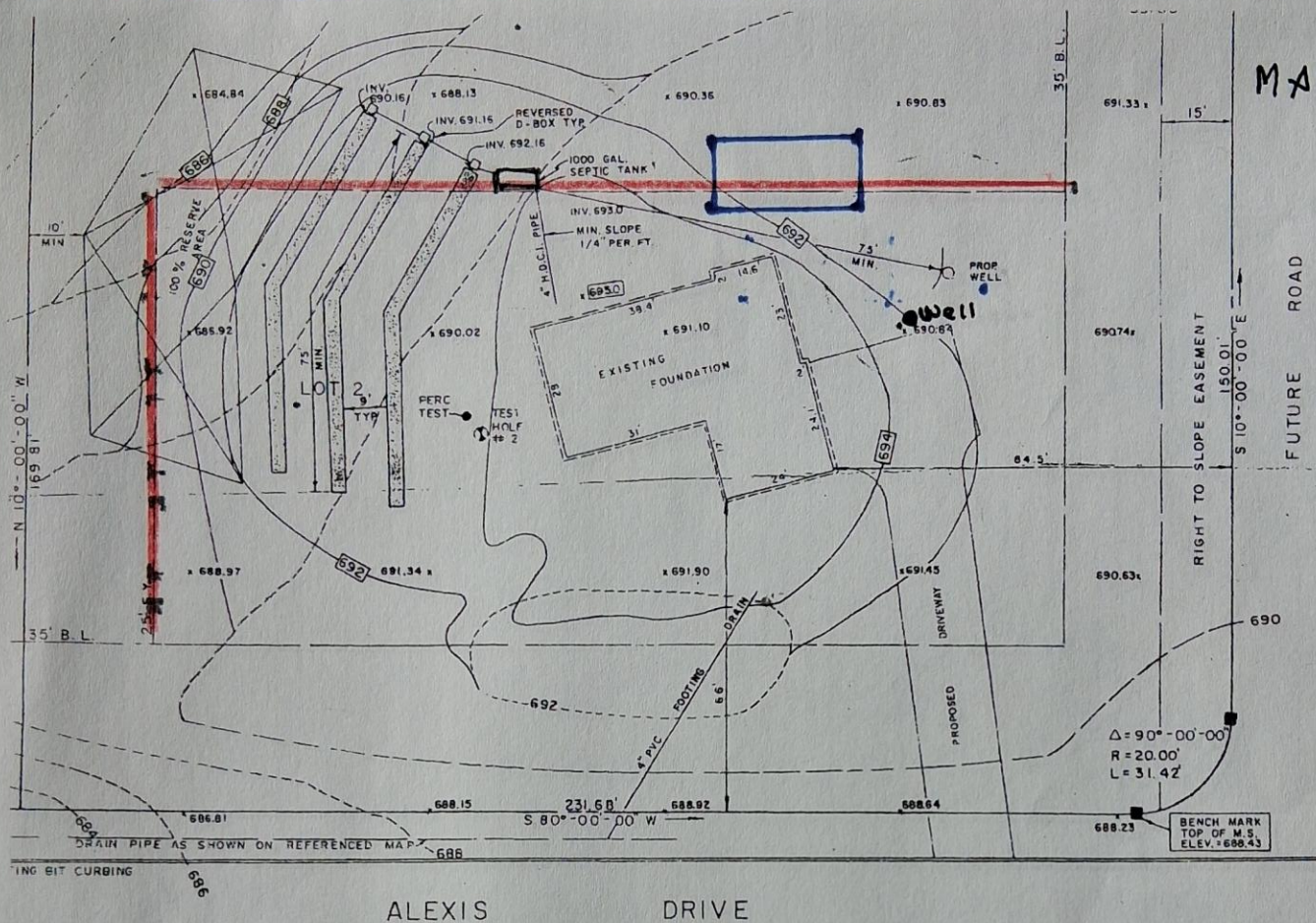
I HEREBY CERTIFY THAT THIS MAP AND SURVEY WERE PREPAR-
 ED IN ACCORDANCE WITH THE STANDARDS OF A CLASS D SURVEY
 AS DEFINED IN THE CODE OF PRACTICE FOR STANDARDS OF AC-
 CURACY OF SURVEYS AND MAPS, ADOPTED DECEMBER 10, 1975
 AS AMENDED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEY-
 ORS, INC.

Richard Meehan
 RICHARD MEEHAN L.L.S. 12370

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.	DATE

Angelina Stephen
 Dale & Rascher
 8 Alexis Dr
 1-40

Pool 14' x 30'



MAP #2

INVERT
ELFVAT

1. Fill to be public road
2. Bench Mark

Test Hole

0" - 6"
8" - 24"
24" - 40"

Water Lab
Percolation
Test Hole

BEING LOT NO. 2 C
ON A MAP ENTITLED
SHERIDAN, DEVELOPED
APRIL, 1977 REVISION
L. S. 6299"

ALEXIS DRIVE

LEGEND

- EXISTING MERESTONE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- LEACHING TRENCH
- SURFACE GRADE TO DRAIN
- EXISTING SPOT ELEVATION

Notes

- 1. 1000 gallon septic tank
- 2. square feet of effective leaching area required
- 3. square feet of effective leaching area provided
- 4. trenches - 24" deep long by 3 feet wide

IS COMPILED FROM OTHER MAPS, DEED DIMENSIONS, AND OTHER SOURCES OF INFORMATION, NOT TO BE USED AS AN ACCURATE SURVEY AND SUBJECT TO CORRECTIONS AS A MORE ACCURATE SURVEY MAY BE MADE.

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 L.L.S. 12330

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

Angelina Stephen
Dale & Rascher
8 Alexis Dr
1-40

Pool 14' x 30'





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
MINICHIELLO 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

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**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 Stephew R. Rascher 8 Alexis Drive BOLTON, CT 06043		TOTAL NO. of Pieces Listed by Sender 19	TOTAL NO. of Pieces Received at Post Office™ Postmaster, per (name of receiving employee)	Affix Stamp Here Postmark with Date of Receipt. 	U.S. POSTAGE PAID BOLTON, CT 06043 DEC 29 2023 AMOUNT \$13.30 S2324E501015-1
USPS® Tracking Number Firm-specific Identifier		Address (Name, Street, City, State, and ZIP Code™)		Fee	Parcel Airlift
1. ZBA-25-3 Abutters Notice		Kimberly J. Converse 133 Brandy St. BOLTON, CT 06043			
2. ZBA-25-3 Abutters Notice		John & Jennifer Harrington 13 Alexis Dr. BOLTON, CT 06043			
3. ZBA-25-3 Abutters Notice		Ricard & Kathleen Walsh S Alexis Dr BOLTON, CT 06043			
4. ZBA-25-3 Abutters Notice		Denise & Robert Vitti 115 Brandy St. BOLTON, CT 06043			
5. ZBA-25-3 Abutters Notice		Christine Henrikson 120 Brandy St. BOLTON, CT 06043			
6. ZBA-25-3 Abutters Notice		Don & Karen Palmer 4 Alexis Dr. BOLTON, CT 06043			



Certificate of Mailing — Firm

Name and Address of Sender Stephen R. Rascher 8 Alexis Drive Bolton, CT 06043		TOTAL NO. of Pieces Listed by Sender 19	TOTAL NO. of Pieces Received at Post Office™	Affix Stamp Here Postmark with Date of Receipt.	
Postmaster, per (name of receiving employee)					
USPS® Tracking Number Firm-specific Identifier		Address (Name, Street, City, State, and ZIP Code™)		Postage	Fee
1. ZBA-25-3 Abutbers Notice		Kerry & Monica Minichello 14 Alexis Dr. Bolton, CT 06043			
2. ZBA-25-3 Abutbers Notice		Evelyn Babinow 18 Alexis Drive Bolton, CT 06043			
3. ZBA-25-3 Abutbers Notice		Kerry & Peyton Rutledge 9 Alexis Drive Bolton, CT 06043			
4. ZBA-25-3 Abutbers Notice		Andrew Sidur 119 Brandy St. Bolton, CT 06043			
5. ZBA-25-3 Abutbers Notice		Scott & Deborah Stevens 128 Brandy St Bolton, CT 06043			
6. ZBA-25-3 Abutbers Notice		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™	Affix Stamp Here Postmark with Date of Receipt.	
Stephen R. Raschke & Alexis Dr. Bolton, CT 06043		19			
Postmaster, per (name of receiving employee)					
USPS® Tracking Number Firm-specific Identifier		Address (Name, Street, City, State, and ZIP Code™)		Postage	Fee
1. ZBA-25-3 Abutters Notice		Robert & Eugenia Franklin 18 Cottage Circle West Lebanon, NH 03784			
2. ZBA-25-3 Abutters Notice		Chris Sheridan 106 Hebron Rd. Bolton, CT 06043			
3. ZBA-25-3 Abutters Notice		Thomas Ham 127 Brandy St Bolton, CT 06043			
4. ZBA-25-3 Abutters Notice		Richard & Linda Brown 17 Alexis Drive Bolton, CT 06043			
5. ZBA-25-3 Abutters Notice		Lindsay A. Wallach & Greg Venger 1 Alexis Dr. Bolton, CT 06043			
6. ZBA-25-3 Abutters Notice		Eileen & Fred Kross 113 Postwood Turn Pewaukee City, WI 53026			



Certificate of Mailing — Firm

Name and Address of Sender Stephen R. RASCHER 8 Alexis Drive BOLTON, CT 06043		TOTAL NO. of Pieces Listed by Sender 19	TOTAL NO. of Pieces Received at Post Office™	Affix Stamp Here Postmark with Date of Receipt.	
Postmaster, per (name of receiving employee)					
USPS® Tracking Number Firm-specific Identifier		Address (Name, Street, City, State, and ZIP Code™)			
1. ZBA-25-3 Auburns Notice		JOSHUA & TAYLOR PARKER 126 BENDY ST. BOLTON, CT 06043			
2.					
3.					
4.					
5.					
6.					