

**Bolton Zoning Board of Appeals
Regular Meeting Minutes
February 9, 2026, 7:00 p.m.
Bolton Town Hall, 222 Bolton Center Road
In-Person Meeting and Virtual Utilizing Zoom**

Members Present: Chair William Pike, Vice Chair Joshua Machnik, Jonathan Treat, Athina Loveland, Anne Decker, Alternate Andrew Chambers

Others Present in Person: Stephen Rascher

Others Present Via Zoom: Board Clerk Mary Johnston

1. Call to Order

W. Pike called the meeting to order at 7:04 p.m.

2. Approval of Minutes

J. Treat MOVED to approve the January 12, 2026, Minutes as presented. A. Decker SECONDED the motion. MOTION CARRIED UNANIMOUSLY 5:0:0.

3. Resident's Forum/Public Comment

W. Pike encouraged the Board members to attend the Connecticut Federation of Planning and Zoning Agencies Annual Conference on March 26, 2026, and to contact Town staff if they would like to attend.

No public comments.

4. Public Hearings (Cont):

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

W. Pike opened the Public Hearing at 7:11 p.m. S. Rascher said he met with the Town's Zoning Officer to discuss the application to determine lot boundaries. The Board was provided with new maps after the meeting with the Zoning Officer. S. Rascher explained the new boundaries and the placement of the new swimming pool and is requesting a 10 ft. variance. S. Rascher said he added the dimensions for the pool as accurately as possible. S. Rascher said the pool will be 25 ft from the well and septic and 10 ft. from the house. J. Machnik asked about landscape around the pool. S. Rascher replied he is looking at pavers or stamped concrete and would be 4 ft. around the pool. A. Loveland asked about a fence. S. Rascher replied there will be a fence around the pool. J. Treat expressed concerns not having a credible survey done by a professional surveyor. W. Pike pointed out the new site map and application do not match with regards to the variance request. W. Pike said the Board needs accurate representation as it exists and the numbers must be correct. The Board needs a site plan that is accurate and the application needs to be updated. A. Decker asked S. Rancher what hardship he is seeking. S. Rancher replied there

is no other location to place the pool. W. Pike added the orientation of the house could be a hardship.

W. Pike said the Public Hearing will remain open so that S. Rascher can submit a site plan and application that is accurate.

J. Machnik MOVED to table ZBA-25-3: Stephen Rascher – 8 Alexis Dr. and continue to the next meeting. A. Decker SECONDED the motion. MOTION CARRIED UNANIMOUSLY 5:0:0.

5. Old Business

5a. 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 to construct an in-ground pool

No action taken.

6. New Business

None.

7. Other

None.

8. Adjournment: J. Machnik MOVED to adjourn the meeting at 7:35 p.m. A. Decker SECONDED the motion. MOTION CARRIED UNANIMOUSLY 5:0:0.

Respectfully submitted by Mary J. Johnston

Mary J. Johnston

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



Record No: ZBA-25-3

Zoning Board of Appeals

Status: Active

Submitted On: 12/15/2025

Primary Location

8 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 10 feet from my house, and if the pool is 14 feet wide, the building line will be reduced to 28 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 28 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

28

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

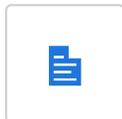


Photos

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

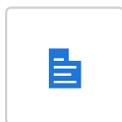
REQUIRED



1000011491.jpg

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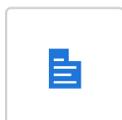
Uploaded by Stephen Rascher on Dec 15, 2025 at 1:18 PM



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



Certificate of Mailing.pdf

Certificate of Mailing.pdf

Uploaded by Danielle Palazzini on Dec 30, 2025 at 8:02 AM



8 Alexis_Updated Plans_ZBA_25_3.pdf

8_Alexis_Updated_Plan_021726.pdf

Uploaded by Danielle Palazzini on Feb 17, 2026 at 5:55 PM

 2 Versions



February 23, 2026

Stephen R. Rascher (SRR)
8 Alexis Drive
Bolton, Ct 06043
Attn: Thomas Hibbard

**Re: Proposed Surveying Services
8 Alexis Drive
Bolton, CT 06043
Proposal No. 2026-015**

Dear Stephen:

Pursuant to your recent request, we are pleased to provide this proposal for professional services for the above-mentioned site. This proposal is based your request, the online assessor's records and other available information. The parcel area to be surveyed is known as Assessor Map 18 Lot 30 located at 8n Alexis Drive in Bolton, Ct. The survey will include an Improvement Location Survey and a Limited Topographic Survey of the proposed pool location meeting the revised State of Connecticut Survey Standards, for Property and Topographic Surveys. We appreciate this opportunity and look forward to working with you. Note: It is the clients responsibility to arrange and contract a private utility mark out and a wetland delineation by a soils scientist prior to the commencement of the field survey, if needed/required.

Scope of Services - Basic Services:

1. Prepare and Provide an Improvement Location Survey:

We will prepare and provide an Improvement Location Survey (a Limited Property Survey), consisting of the following:

- Land record research of the parcel appropriate for a Property/Boundary Type Surveys.
- Access to the Bolton Land Records may be limited. If so we may not be able to access all the documents needed to complete a Property Survey for the parcel. If so we will place a notation on the survey stating that the results depicted may be subject to information that full access to the land records may reveal.
- Tie to the 1983 NAD horizontal datum, if existing control points are located within 2000 feet of the site.
- Field survey, including field location of improvements on site or immediately adjacent to the site, visible at the time of the survey and approximate locations of the septic system and well, as indicated by SRR prior to commencement of the field survey if any or visible at the time of the field survey.
- Provide the Standard State of Connecticut Note, with certified parties if requested.
- Comparison and compilation of elements listed above, to provide a Property/Boundary Survey conforming to horizontal accuracy A-2.
- Locate and depict any on-site improvements.

Note: Unmarked parcel corners will not be marked as part of this survey.

2. Prepare a Limited Topographic Survey of the parcel:

We will prepare a limited topographic survey of the limits of the area of proposed pool location, consisting of the following:

- Field survey topographic ground control measurements of the parcel as requested.
- Tie to the 1988 North American Vertical Datum (NAVD 88) survey control, if benchmarks can be recovered within 2000' of the subject parcel.
- Elevate and depict spot elevations at locations deemed appropriate by Meehan & Goodin.
- Field locate and depict improvements and details within the project area as defined in the provided materials.
- Determine the location of the flood zone limits based on graphic depiction shown on the applicable FEMA Flood Map for the subject parcel. Include FEMA definitions of appropriate flood zones, if any.
- Locate and elevate visible utility structures and measure and depict inverts of accessible structures on or adjacent to the project area. If utility structures are not accessible, due to sedimentation or other factors it will be the client's and/or the owner's responsibility to make the structures accessible.
- Locate and depict wetland delineation if said delineation is contracted and provided by the client prior to commencing the field survey.
- Prepare and provide a topographic survey of the parcel with two foot contours or spot elevations at an appropriate scale.
- Provide a benchmark on the project datum on site or immediately adjacent to the project area.

Services to be Provided by Client or Others:

We have based this proposal on our understanding that the following services will be supplied by the Client or by others retained by the Client. We will coordinate our activities with these other services.

- Copies of any survey related documents in the possession of either the client or the owner at the time of the survey.
- Title commitment with supporting documents if available.
- Access to the Property and notification of appropriate on-site personnel of the proposed work.
- Coordinating and contracting wetland delineation by a soils scientist.
- Coordinating and contracting utility mark outs, ground penetrating radar services, etc., if needed.
- Opening any inaccessible utility structures and cleaning structures that are obstructed with sediment or other materials.
- Clearing dense vegetation prior to the commencement of the field survey, if any.

Services Not Provided as Part of this Contract or Services Provided as Additional Work:

- Any work not specifically listed under scope of services above.
- Any changes to the Standard Declaration Language mentioned in the scope of services.
- All professional services necessary if, at any time, the scope of the project changes including the result of regulatory agency review, Client or Owner requests, or Client/Owner's consultant requests.

- Survey calculations and research associated with determining the extent of any variances and/or special exceptions.
- Preparing Plans for Subdivision applications.
- Site and Civil Engineering Design Services.
- Preparation of technical reports or studies such as traffic or environmental that may be required by regulatory agencies or others.
- If boundary limits or monumentation have been lost or obliterated or the record boundary descriptions do not define the parcel accurately and legal remedies are required to locate and define the boundaries, any work associated with said remedies will be considered extra services.
- Construction specifications, stake out, construction review, or record drawings.
- Preparation for and representation at regulatory meetings not specifically mentioned in the scope of services
- Contracting Soil Scientist's wetland delineation and field survey location of the same.
- Contracting private utility markout services.
- Setting or replacing boundary markers.

Additional work shall not be considered part of this contract. Additional work if requested by the Client will be billed at our hourly rates in effect at the time the work is performed or at our lump sum fee agreed upon by both parties. Prior to scheduling additional work, all additional work shall be approved by the Client. Payment for additional work is due upon completion of individual additional work items.

Fee Schedule:

We will provide the proposed Basic Services for a Lump Sum fee of **\$ 3,730.00**, with payment to be made as follows:

Retainer due with signed contract:	\$1,000.00
Due upon submission of the draft survey to the Client's for review:	\$2,730.00

Our fee and time schedule are based upon prompt payments in accordance to the above fee schedule. Lack of conformance to the above fee schedule will automatically void the time schedule and will cause suspension of all work and termination of our contract obligations.

Balances overdue by 30 days shall be subject to 1.5% interest per month, 18% per year, from the above due dates, as well as reasonable attorney's fees incurred in the enforcement hereof and/or for the collection of any money owed.

Time Schedule:

Our current schedule indicates the survey will be ready for your review within 17 calendar days after receiving the accepted proposal and deposit. This anticipated schedule is subject receiving all necessary information from Client.

Our fee and time schedule are based upon prompt payments in accordance to the above fee schedule. Lack of conformance to the above fee schedule will automatically void the time schedule and will cause suspension of all work and termination of our contract obligations.

Balances overdue by 30 days shall be subject to 1.5% interest per month, 18% per year, from the above due dates, as well as reasonable attorney's fees incurred in the enforcement hereof and/or for the collection of any moneys owed.

Miscellaneous:

- Upon acceptance of this proposal, the Client hereby agrees to limit our liability to an amount of \$10,000.00.
- Should this agreement be terminated for any reason, payment for work performed will be calculated at our hourly rates in effect at the time the work was performed and is due and payable at the time of termination. See attached "Fee Schedule".
- The Client acknowledges that Meehan & Goodin's plans and documents, including material submitted on electronic media, are instruments of professional service. The Client agrees not to reuse or to make (or permit to be made) any modifications to these plans and documents without the prior written authorization of Meehan & Goodin. The Client agrees to waive any claim against Meehan & Goodin arising from any unauthorized reuse or modification of these plans and documents.

Electronic files may requested for this project, prior to the release of any electronic files, the Client and third party users will have to agree to special use conditions and sign a letter of indemnification. There will be a fifty-dollar handling fee per electronic file, above the contract fee.

- Drawings prepared with AutoCAD will be Release 13 or 2000 and using Meehan & Goodin's layer system and pen assignments. If the Client desires our drawings in another CAD format or using another layer system or pen assignments, the conversion of our drawings will be subject to an additional fee.
- Delivery of material to Client and others will be by regular mail or equivalent means. If Client desires overnight delivery, there will be an additional charge for each overnight delivery in accordance with the Fee Schedule.
- Notwithstanding any other provision of this agreement, and to the fullest extent permitted by law, neither the client nor Meehan & Goodin, their respective officers, directors, partners, employees, contractors or sub consultants shall be liable to the other or shall make any claim for incidental, indirect or consequential damages arising out of or connected in any way to the project or to this agreement.
- There are no understandings or agreements except as herein expressly stated.

Conclusions

If you have any questions or concerns regarding this proposal, please call us to discuss them prior to signing. The proposed fees are valid for a period of 30 calendar days and the proposed time schedule is valid for a period of 10 calendar days from the date of this proposal. Meehan & Goodin reserves the right to invalidate this proposal if it is not signed and returned to us within 30 calendar days from the date of this proposal.

If this proposal satisfactorily sets forth the agreement between us for this project, please sign one of the copies in the space provided and return it to us. This signed proposal will then form and agreement between us. The remaining copy should be retained in your files.

We appreciate this opportunity to be of professional service and look forward to working with you on this project. If you have any questions or require additional information, please do not hesitate to contact me at this office.

Thank you for this opportunity to be of professional service to you.

Very truly yours,
Meehan & Goodin
Engineers - Surveyors, P.C.

Robert Dahn

Robert E. Dahn, LLS
Principal - Surveying

RED/mth

encl: copy for signature & Fee Schedule

I hereby authorize Meehan & Goodin, PC to begin work on this project, and I agree to all the terms outlined in this proposal.

Accepted 

Date 2-24-26



NORTHEAST FAMILY
 FEDERAL CREDIT UNION
 233 MAIN STREET, P.O. BOX 180
 MANCHESTER, CT 06045-0180
 860-646-8870
 2111

TELLERS CHECK

206809

02/24/26

64-305
611

110962 / M 8704735-G

ONE THOUSAND AND 00/100 DOLLARS

\$1,000.00

PAY

MEEHAN & GOODIN PC
 RE: STEPHEN RASCHER

TO THE
 ORDER OF

1000 DOLLARS 00 CTS

DRAWER: NORTHEAST FAMILY FEDERAL CREDIT UNION

ISSUED BY: MONEYGRAM PAYMENT SYSTEMS, INC.
 P.O. BOX 9476, MINNEAPOLIS, MN 55480
 DRAWEE: WELLS FARGO BANK, N.A.
 BUFORD, GA

Janice Salamone
 AUTHORIZED SIGNATURE

⑈ 206809 ⑈