

**Bolton Zoning Board of Appeals
Regular Meeting Minutes
March 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, Alternate Andrew Chambers, Alternate Tom Lyon, Alternate John Toomey, Jr.

Others Present in Person: Stephen Rascher, James Reed

Others Present Via Zoom: None

1. Call to Order

W. Pike called the meeting to order at 7:03 p.m.

2. Approval of Minutes

A. Chambers MOVED to approve the February 9, 2026, Minutes as presented. T. Lyon SECONDED the motion. MOTION CARRIED UNANIMOUSLY 4:0:0.

3. Resident's Forum/Public Comment

James Reed, lives in Mass, offered his support of Stephen Rascher, 8 Alexis Dr., application and said the hardship would be the pool cannot be located anywhere else on the property due to the orientation of the house and lot.

There being no other comments, the Public Comment was closed.

4. Public Hearings (Cont):

No. BZA-25-3: Stephen Rascher – 8 Alexis Dr.- requesting a variance reducing the rear yard setback from 40 ft to 28 ft to construct an in-ground pool.

Stephen Rascher explained that he appeared at the January meeting but did not have enough measurements on his plan so he appeared at the February meeting with updated measurements on the map but not on his application. J. Treat had expressed concerns with the accuracy of the measurements on the plat plan. Mr. Rascher said he had Needham and Goodin update his plan, which he shared a copy with the Board tonight. Mr. Rascher stated he obtained the updated plan today, so he was unable to add it to his application. Mr. Rascher explained how the new plan was developed and how he followed through with the Board's requests. Mr. Rascher said he is asking for 12ft variance which is 28 ft from the back boundary line. W. Pike thanked Mr. Rascher for following through and clarified the variance would be closer to 10.4 ft from the corner of the house. Mr. Rascher re-stated his hardship is that he has no other location to place the pool due to the location of the septic system and well which would only leave the front yard and the requested location is the best placement for the pool. The Board discussed the setback requirements and buildable property with regard to the vacant lot behind this property.

There being no further discussion, the Public Hearing was closed.

5. Old Business

5a. No. ZBA-25-3: Stephen Rascher – 8 Alexis Dr. – requesting a variance reducing the rear yard setback from 40 ft to 28 ft to construct an in-ground pool

W. Pike said he is in favor of this application due to the hardship that was stated by Mr. Rascher.

After discussion on the distance between the well, septic and land at the back of the property, J. Toomey, Jr. MOVED to approve No. ZBA-25-3, Stephen Rascher, 8 Alexis Dr. - requesting a variance reducing the rear yard setback from 40ft to 28ft to construct an in-ground pool. T. Lyon SECONDED the motion. MOTION CARRIED UNANIMOUSLY 4:0:0.

6. New Business

None.

7. Other

None.

8. Adjournment: J. Toomey, Jr. MOVED to adjourn the meeting at 7:27 p.m. T. Lyon SECONDED the motion. MOTION CARRIED UNANIMOUSLY 4:0:0.

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-26-1

Zoning Board of Appeals

Status: Active

Submitted On: 6/2/2026

Primary Location

43 DEMING ROAD
BOLTON, CT 06043

Owner

Joseph P Costanzo Jr
43 DEMING ROAD BOLTON,
CT 06043

Applicant

 Joseph Costanzo
 860-930-6559
 jcostanzo421@gmail.com
 43 Deming 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*

To the Bolton Zoning Board of Appeals:

I respectfully request a variance to allow the proposed attached garage to extend seven (7) feet into the required setback.

The hardship supporting this request arises from unique physical conditions affecting my property. A storm drainage easement in favor of the Town of Bolton, together with the location of the existing septic system and leach field, substantially limits the usable and buildable area of the lot. These conditions are specific to this property and significantly restrict where structures may reasonably be located.

Because of these constraints, strict compliance with the setback requirement would create an unusual hardship by preventing the practical placement of an attached garage in a location that is compatible with the existing residence. The hardship is not self-created and results from the physical characteristics and restrictions affecting the property.

The proposed garage has been designed and located to minimize the requested relief while avoiding interference with the drainage easement and septic system. The requested seven-foot encroachment represents the minimum variance necessary to permit a reasonable improvement to the property.

The garage will remain subordinate to the existing residence and will be consistent with the character of the surrounding neighborhood. Granting the variance will not adversely affect public health, safety, welfare, neighboring properties, drainage, or septic operations, and it will remain in harmony with the overall intent of the Bolton Zoning Regulations. I have discussed the proposal with neighboring property owners, and they have expressed no objections to the requested variance.

For these reasons, I respectfully request that the Bolton Zoning Board of Appeals grant the requested seven-foot setback variance.

Thank you for your consideration.

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

I am requesting that the Zoning Board of Appeals grant me a 7 ft left side yard variance, reducing it from 20 ft to 13 ft, to build an attached 600 sq ft garage.

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

No

Setbacks

Front Required

30

Front Provided

30

Rear Required

35

Rear Provided

35

Left Required

20

Left Provided

13

Right Required

20

Right Provided

20

Lot Coverages

Maximum Lot Coverage:

R1, R2, R3 = 15%

NB = 20%

GB, I, GMUIZ, RMUZ = 25%

Lot Coverage Provided (in %)

7.25

Maximum Impervious Coverage:

R1, R2, R3 = 20%

NB, GMUIZ, RMUZ = 50%

GB, I = 65%

Impervious Coverage Provided (in %)

18

Building & Parcel Size**Building Size**

600

Lot Area

31746

Applicable Section(s) of Zoning By-Laws

Article VII: Sec. 450-7.1

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*



Joseph P Costanzo Jr

Jun 2, 2026

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 43 Deming Rd Bolton Ct Plot Plan with proposed garage addition.pdf Uploaded by Joseph Costanzo on Jun 2, 2026 at 2:17 PM	REQUIRED
	Photos 43 Deming Rd Bolton Ct AI image of proposed garage.png Uploaded by Joseph Costanzo on Jun 2, 2026 at 2:20 PM	REQUIRED
	Statement of Hardship Bolton Zoning Board of Appeals Hardship Letter.pdf Uploaded by Joseph Costanzo on Jun 2, 2026 at 2:51 PM	REQUIRED
	Abutters within 500 Ft.pdf Abutter within 500 Ft.pdf Uploaded by Danielle Palazzini on Jun 3, 2026 at 8:53 AM	
	Bordering neighbor non-objection letter 43 Deming Rd.pdf Bordering neighbor non-objection letter 43 Deming Rd.pdf Uploaded by Joseph Costanzo on Jun 15, 2026 at 7:02 AM	

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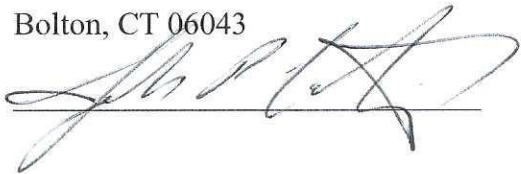
Thank you for your consideration.

Respectfully submitted,

Joseph P Costanzo

43 Deming Road

Bolton, CT 06043

A handwritten signature in dark ink, appearing to read 'J. P. Costanzo', is written over a horizontal line.



June 10, 2026

Cliff & Angela Manzone
26 Cocconi Drive
Bolton, CT 06043

**RE: Permission / Non-Objection for Construction near Property Line at 43 Deming Rd
Bolton, CT 06043**

Dear **Cliff & Angela Manzone**

As the legal owner of the property located at 43 Deming Road Bolton, CT. I am planning to construct a 20' x 30' attached garage.

Because this project will be built close to our shared property line. The Bolton Zoning Board of Appeals require your formal acknowledgement of the plans.

I have reviewed the site plans and the proposed scope of work with you. The structure will be built to comply with local zoning codes or requires a specific setback variance. Specifically, the construction will be located 13' from our shared property boundary.

Please indicate your approval or objection to the proposed project below:

☒ **I HAVE NO OBJECTION** and hereby grant permission/consent for the construction project at the subject address to proceed as described.

☐ **I OBJECT** to this project.

Note to Neighbor: You are under no obligation to sign this document, but your signature would aid in me obtaining the necessary building permits.

Sincerely,

Joseph Costanzo
860-930-6559

Joe@dzenroofing.com


Date: 6-10-2026

Cliff & Angela Manzone
26 Cocconi Drive
Bolton, CT 06043

Signature



Signature



Abutting Properties within 500 Feet		
PHELAN JOHN W & PHELAN ASHLEY M	34 COCCONI DR	BOLTON, CT 06043
ROSSINO NICHOLAS & VICTORIA B	25 COCCONI DRIVE	BOLTON, CT 06043
MERRICK BRANDON M & LAUREN	43 DEMING ROAD	BOLTON, CT 06043
JAWORSKI STEPHEN & SARAH	41 COCCONI DR	BOLTON, CT 06043
LODI JUDITH & ROBERT A	122 WEST ST	BOLTON, CT 06043
CURTIS MARY BETH & OWENS DEBORAH	33 COCCONI DR	BOLTON, CT 06043
VARCA PAULA ROSE	103 WEST ST	BOLTON, CT 06043
WATT TIMOTHY P	49 COCCONI DRIVE	BOLTON, CT 06043
CAMERON LISA M & CAMERON MATTHEW S	17 DEMING RD	BOLTON, CT 06043
MANZONE CLIFF & ANGELA	26 COCCONI DRIVE	BOLTON, CT 06043
PIERRE DARLINE	48 COCCONI DRIVE	BOLTON, CT 06043
BOLTON LAND TRUST INC	38 MAPLE VALLEY RD	BOLTON, CT 06043



Certificate of Mailing — Firm

Name and Address of Sender Joseph P Costanzo JR 43 Deming Rd Bolton, CT. 06043		TOTAL NO. of Pieces Listed by Sender 11	TOTAL NO. of Pieces Received at Post Office™ 6	Affix Stamp Here Postmark with Date of Receipt. U.S. POSTAGE PAID MANCHESTER, CT 06042 JUN 29, 26 AMOUNT \$7.70 S2324P505054-13 UNITED STATES POSTAL SERVICE® 0000	
Postmaster, per (name of receiving employee) POSTMASTER 111 SHELDON RD. MANCHESTER, CT. 06040-9998					
USPS® Tracking Number Firm-specific Identifier		Address (Name, Street, City, State, and ZIP Code™)		Postage	Fee
1. ZBA-26-1 Abutters Notice		Ashley & John Phelan 34 Cocconi Dr. Bolton, CT. 06043			
2. ZBA-26-1 Abutters Notice		Victoria & Nicholas Rossino 25 Cocconi Dr. Bolton, CT. 06043			
3. ZBA-26-1 Abutters Notice		Stephen & Sarah Jaworski 41 Cocconi Dr. Bolton, CT. 06043			
4. ZBA-26-1 Abutters Notice		Robert & Judith Lodi 122 West St Bolton, CT. 06043			
5. ZBA-26-1 Abutters Notice		Deborah Owens & Mary Beth Curtis 33 Cocconi Dr. Bolton, CT. 06043			
6. ZBA-26-1 Abutters Notice		Paula Rose Varca 103 West St. Bolton, CT. 06043			



Certificate of Mailing — Firm

Name and Address of Sender Joseph P. Costanzo Jr. 43 Deming Rd Bolton, CT. 06043		TOTAL NO. of Pieces Listed by Sender 11	TOTAL NO. of Pieces Received at Post Office™ 5	Affix Stamp Here Postmark with Date of Receipt. 	
Postmaster, per (name of receiving employee) POSTMASTER 111 SHELDON RD. MANCHESTER, CT. 06040-0000					
USPS® Tracking Number Firm-specific Identifier		Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Parcel Airlift
1. ZBA-26-1 Abutters Notice		Timothy Watt 49 Coccioni Dr Bolton, CT. 06043			
2. ZBA-26-1 Abutters Notice		Matthew & Lisa Cameron 17 Deming Rd Bolton, CT. 06043			
3. ZBA-26-1 Abutters Notice		Cliff & Angela Manzone 26 Coccioni Dr Bolton, CT. 06043			
4. ZBA-26-1 Abutters Notice		Darlene Pierre 48 Coccioni Dr Bolton, CT. 06043			
5. ZBA-26-1 Abutters Notice		Bolton Land Trust, Inc 38 Maple Valley Rd Bolton, CT. 06043			
6.					

Yard sign



Joe Costanzo [REDACTED]@gmail.com>
To: Palazzini, Danielle

You replied to this message on 7/2/2026 2:04 PM.

Reply Reply All Forward

Thu 7/2/2026 2:03 PM

