

Bolton Zoning Board of Appeals
Regular Meeting Minutes
January 12, 2026, 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, Anne Decker, Alternate Andrew Chambers

Others Present in Person: Michael and Michelle Pierce, Stephen Rascher, Neighbor at 27 Clark Rd

Others Present Via Zoom: Board Clerk Mary Johnston, Jim Loersch

1. Call to Order

W. Pike called the meeting to order at 7:02 p.m.

2. Approval of Minutes

J. Machnik MOVED to approve the December 9, 2025 Minutes as presented. A. Decker SECONDED the motion. MOTION CARRIED UNANIMOUSLY 5:0:0.

3. Resident's Forum/Public Comment

There was no public comment.

4. Public Hearings:

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 to construct an 800 sq. Ft. addition.

W. Pike opened the Public Hearing and said this application was from the last meeting. Michael Pierce explained the application request and said they are requesting a 14 ft. variance on the left side of their house to construct a garage with a couple of bedrooms above it. M. Pierce added they are requesting the variance since their lot is narrower than others nearby. W. Pike asked if there were any changes from the last meeting. Michelle Pierce replied the correct surveyor numbers were submitted. A. Decker asked if there was any opportunity to build in the back. M. Pierce replied there was not and do not have a usable garage currently. A. Loveland asked if this was a two car garage. M. Pierce replied it will be a one car garage. W. Pike pointed out the hardship was adjusted and asked if they wanted to add to it. M. Pierce replied it was adjusted and is part of the application. The Board discussed the lots in the neighborhood that are narrow. J. Treat asked if the applicants are claiming unnecessary difficulty and unreasonable hardship. M. Pierce replied they were unsure what was being asked but said their lot is narrower than other neighboring lots. W. Pike said other neighboring lots have been granted variances. J. Treat asked if the variance is not granted the lot would still have potential for use. M. Pierce replied yes. J. Treat asked the Board to look at 19e to which W. Pike replied the Board can discuss amongst themselves. There being no more discussion, the Public Hearing closed

at 7:22 p.m. J. Machnik said he agrees with the applicant the lot is narrower than others. A. Decker pointed out there are six identical lots in a row and some have garages. J. Machnik MOVED to approve the variance for the applicant on the basis the lot being abnormally narrower than the neighbor. A. Decker felt the Board should discuss the hardship and the regulation in their book. The motion failed due to the lack of a second. J. Treat said he does not feel that section applies. J. Treat asked if the Board feels an unnecessary hardship exists. W. Pike felt the width of the lot is a hardship. A. Decker said there are six identically small lots is noteworthy and have been built on in very different ways with building over their setbacks. J. Machnik MOVED to approve a variance for the applicant for 14 ft. on the left side of the house because of the narrowest of the lot based on the lot being narrower than those in the neighborhood and precedent set by the neighbors and narrow lots in town. A. Loveland SECONDED the motion. A. Decker wondered about setting a precedent with this variance. W. Pike pointed out this has been happening in this neighborhood and is a consideration with many different sizes of lots in town. MOTION CARRIED UNANIMOUSLY 5:0:0.

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.

S. Rascher explained he would like to install a 14' by 30' pool in his backyard. S. Rascher stated he is requesting a change to the setback from the 40 feet to 26 feet from the rear building line. S. Rascher said his rear boundary line borders a large underdeveloped parcel of about 30 acres and the planned pool complies with the regulations pertaining to distances from the pool to well and septic system. W. Pike asked about the location of the septic tank over the setback line. S. Rascher replied he had a new one replaced recently and permitted. W. Pike asked if the foundation has been replaced. S. Rascher replied it was replaced last year. W. Pike asked if the map in the application showing the location of the pool was correct. J. Treat asked if the house was out of square and asked if the drawing was done by a professional for this occasion. S. Rascher replied no and this map was a drawing from 1978. J. Treat said the board does not have the reassurance of a surveyor's certification on this drawing as of today. W. Pike said the board is to have confidence the distances are accurate. S. Rascher stated the red lines on the drawing were put in by the Zoning Officer. J. Treat pointed out the Zoning Officer is not a certified surveyor. W. Pike asked if the Zoning Officer visited the site. S. Rascher stated they did not. W. Pike expressed concerns with the location of the house in relation to the proposed pool and lack of certified dimensions. J. Treat asked about the hardship statement. W. Pike explained the reason for a hardship statement in relation to this application. W. Pike stated the Board needs a substantial map and its typically an authorized site survey. W. Pike said he will speak with the Zoning Officer tomorrow. The Public Hearing and application is tabled and will be continued at next month's Zoning Board of Appeals meeting.

5. Revise October 2026 Meeting Date

J. Machnik MOVED to move the October's meeting date to October 5, 2026. A. Loveland SECONDED the motion. MOTION CARRIED UNANIMOUSLY 5:0:0.

6. Other

A. Chambers asked if the pool ends at the walls of the pool or the patio. W. Pike replied it includes the patio. A. Chambers pointed out the setback will be less with the patio/walkway around the pool.

7. Adjournment: J. Machnik MOVED to adjourn the meeting at 8:04 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.