

**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.