

**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.