

**Bolton Zoning Board of Appeals
Regular Meeting Minutes
August 10, 2026, 7:00 p.m.
Bolton Town Hall, 222 Bolton Center Road
In-Person Meeting and Virtual Utilizing Zoom**

Members Present: Chair William Pike, Member Anne Decker, Member Jonathan Treat, Member Athina Loveland, Member Joshua Machnik

Others Present in Person: Joseph Costanzo

Others Present Via Zoom: Board Clerk Mary Johnston

1. Call to Order

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

2. Approval of Minutes

A. Decker MOVED to approve the July 13, 2026, Minutes as presented. A. Loveland SECONDED the motion. A. Loveland said the agenda item for ZBA-26-1 should say “right side yard setback” instead of “left side yard setback”. MOTION CARRIED UNANIMOUSLY 5:0:0 with the correction.

3. Resident’s Forum/Public Comment

None.

4. Public Hearing (Cont):

No. ZBA-26-1: Joseph Costanzo – 43 Deming Rd. – requesting a variance reducing the right-side yard setback from 20 ft to 13 ft to construct an attached 600 sq ft garage

The Board discussed the discrepancy in the application on the required setback. It was found that the setback needed for this request is 25 ft not 20 ft as said in the application. The Board then discussed the required setback and zoning classification in the Town Code and expressed concerns that the application was not correct. J. Costanzo discussed modifications he made to his request including buffers, leach field, septic and storm sewer and provided a Google Map showing the modifications. J. Treat asked if there is a basement at this property to which J. Costanzo replied to no. A. Loveland said she visited the site today and provided three alternative solutions.

5. Old Business

Discussion/Possible Decision – No. ZBA-26-1: Joseph Costanzo – 43 Deming Rd. – requesting a variance reducing the right-side yard setback from 20 ft to 13 ft to construct an attached 600 sq ft garage

After discussion about the required setback requirements, J. Treat MOVED to table this application to the next month’s meeting pending correct setback requirements after

discussion with the Town. J. Machnik SECONDED the motion. MOTION CARRIED UNANIMOUSLY 5:0:0.

6. New Business

None.

7. Other

None.

8. Adjournment: A. Decker MOVED to adjourn the meeting at 7:31 p.m. A. Loveland 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.