

**Bolton Zoning Board of Appeals
Regular Meeting Minutes
September 14, 2026, 7:00 p.m.
Bolton High School – 72 Brandy St.
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:

Others Present Via Zoom: Board Clerk Mary Johnston

1. Call to Order

W. Pike called the meeting to order at 7:00 p.m.

2. Resident's Forum/Public Comment (for items not listed on the Agenda)

None.

3. Commission Business

3a. Public Hearing: No. ZBA-26-1: Joseph Costanzo – 43 Deming Rd.

Request for a variance reducing the right-side yard setback from 20 ft to 13 ft to construct an attached 600 sq ft garage (continued from August 10, 2026 – extension granted up to 10-21-2026 (table and continue to Special Meeting Date))

A. Decker MOVED to continue No. ZBA-26-1 to the next regular meeting. J. Treat SECONDED the motion. MOTION CARRIED UNANIMOUSLY 5:0:0

3b. Discussion/Possible Decision: No. ZBA-26-1: Joseph Costanzo – 43 Deming Rd.

Request for a variance reducing the right-side yard setback from 20ft to 13 ft to construct an attached 600 sq ft garage (continued from August 10, 2026 – extension granted up to 10-21-2026 (table and continue to Special Meeting Date))

No action taken. Public Hearing continued to next regular meeting.

3c. Public Hearing: No. ZBA-26-2: Kwadjo Osei-Wusu – 27 Hanover Farms Rd.

Appeal of a Cease & Desist Order dated 7-15-26, issued by the Zoning Enforcement Official citing violations of Zoning Regulations &450-5.1 (Prohibited Uses); &450-6.1 (Permitted Uses); &450.6.1H (Home Occupations); &450-16.5E (Special Permits)

Public Hearing closed at 9:14 p.m.

3d. Discussion/Possible Decision: No. ZBA-26-2: Kwadjo Osei-Wusu – 27 Hanover Farms Rd.

Appeal of a Cease & Desist Order dated 7-15-26, issued by the Zoning Enforcement Official citing violations of Zoning Regulations &450-5.1 (Prohibited Uses); &450-6.1 (Permitted Uses); &450.6.1H (Home Occupations); &450-16.5E (Special Permits)

A.Decker MOVED to affirm the ZBA 26-2 Cease and Desist Order dated 7-15-2026. J. Treat SECONDED the motion. MOTION CARRIED UNANIMOUSLY 5:0:0.

4. Other.

None.

5. Adjournment: J. Treat MOVED to adjourn the meeting at 9:28 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.