

ZBA History							
Year	Variance (V), Special Permit (SP), Comprehensive Permit (CP)	Owner name/Applicant	Property Address	Request (Pre-existing Nonconforming Uses and Structures (PENC))	Action by Board (approved, denied or withdrawn)	date of Decision	notes
2008							
2007	SP	Noelle Drewicz	711-713 Main Street	Amend SP authorizing Expansion or Alteration of a PENC to change sole residential unit on the premises to be sold as an affordable unit	approved	2/21/07	
	40B	MCO Associates	Riverside: 396 Still River Rd	40B	approved with conditions	2/21/07	8 acres
	Variance	J&J construction	60 Annie Moore Road	Variance to construct an addition on a preexisting non conforming lot	approved	2/24/07	
	Variance	Fernwood Design	106 Green Road	Variance to allow an addition of a screen porch outside the 50' setback requirement	approved	10/9/07	
	Variance	Kevin Boydston	59 Bolton Woods Way	Variance from a condition of the Comprehensive Permit to allow for the addition of a mudroom and garage outside the designated future expansion area	Withdrawn	11/20/07	Would need to amend the CP by homeowner's Association. Determined no home owner's association exists.
	SP	Bolton Orchards	125 Still River Road	Special Permit to expand a pre-existing non conforming use in order to add an ice cream service window.	approved	11/20/07	
	Variance	Gordon Hawkins	16 Laurel Rd	Variance to Zoning Bylaws to allow the construction of storage shed 2 feet from side lot line where 20 feet is required.	approved	11/20/07	
2006	Variance	Fernwood Design	Wheeler Rd	Variance to allow construction of a garage within front yard setback	approved	1/19/06	
	SP	Omnipoint Communications	41 Main St.	Special Permit to expand or alter a pre-existing nonconforming use to allow placement of antennae and power station on an existing tower.	approved	9/26/06	

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2005	Variance	Patricia Larson	93 and 101 Wilder Rd	Modification of a variance granted to the applicant in 1992 that would remove a condition that barred other dwelling units on the property; and the appeal of a Building Inspector decision.	Withdrawn without prejudice	3/10/05	
	Variance	Landquest LTD	Wattaquodock Hill Rd Map 4C Parcel 51	Variance seeking relief from a provision of Section 2.4.1.2 that forbids the serving of more than 5 lots on a common driveway.	approved	7/19/05	
	Variance	Patricia Larson	93 and 101 Wilder Rd	Revocation of a variance issued to the applicant in 1992; and issuance of a variance from the 2.3.5.7 Lot Shape Bylaw for a lot created in 2000 at 93 Wilder Rd.	Lot Shape Bylaw request - denied Revocation of previous variance - withdrawn without prejudice	9/13/05	
	Variance	Holly E. Plante, Trustee 28 Powder Hill Realty Trust	28 Powder Hill Rd	Variance seeking relief from Section 2.3.5.2 requiring side yard setback of 20 yards to construct new garage.	approved	12/21/05	
	40B	Heritage Manor LLC	Pondside: 893 Main St	Multiple hearings September 20, 2004 thru August 16, 2005	approved with conditions, including a limitation of 60 units for the project and a construction mitigation plan.	8/15/05	23 acres
	40B	MCO Associates	Riverside: 396 Still River Rd	Multiple hearings February 23, 2005 thru December 20, 2005	ongoing		8 acres

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2004	Variance	Hannes Klein	188 Hudson Rd Lot #1	Variance seeking relief from Section 2.4.1.2(e) that forbids distance of more than 1,800 feet from a dwelling unit served by a common driveway to the centerline of the road.	approved	3/17/04	
	Variance	John Jurnak	Hudson Rd Lot 3D-43	Variance seeking relief from Section 2.4.1.2(e) that forbids distance of more than 1,800 feet from a dwelling unit served by a common driveway to the centerline of the road.	approved	3/17/04	
	Variance	Robert E. and M. Alice Roemer	185 Main St	Variance seeking relief from Section 2.3.5.2 requiring side yard setback of 20 feet	approved	6/16/04	
	Variance	Betsy Taylor Kennedy and Gordon Taylor	313 Wattaquaddock Hill Rd	Variance seeking relief from Section 2.3.5.2 requiring front yard setback of 20 feet	approved	6/16/04	
	Variance	Brian Tower	33 Wheeler Rd	Variance seeking relief from Section 2.3.5.2 requiring front yard setback of 50 feet	approved	7/7/04	
	Variance/ SP	Sprint Spectrum, LP	96 Hudson Rd	Appeal of the Building Inspector's decision denying the application to install wireless communications facilities; use and dimensional variance; special permits akin to those issued under Sections 2.5.2.5 Agricultural/Business Use and Section 2.5.7 Wireless Communication Bylaw, and any other zoning relief as necessary including without limitation additional variance or special permit relief.	approved	8/4/04	

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	Variance	Gary and Maria Manyak	148 Hudson Rd	Variance seeking relief from Section 2.3.5.5(e) requiring side yard setback of 50 feet for backland lots.	approved	12/8/04	
	SP	Noelle and James Drewicz	711-713 Main Street	Special Permit seeking alternation of non-conforming uses and structures pursuant to Section 2.1.3.3	approved	12/22/04	
	40B	Sugar Road Realty	Bolton Manor: Sugar Rd	Multiple hearings: July 10, 2002 thru May 19, 2004	Approved with conditions, including a limitation of 42 units for the project and a construction mitigation plan.	5/19/04	14.86 acres
	40B	MCO Associates	Pondside: Crystal Springs Campground, Main St.	Hearing opened on 9/23/04 and 12/15/04/22/04 and continued to 11/3/04; 11	ongoing		14.86 acres
<b>2003</b>	Variance	Joseph and Maria Berman	Lot 8, Corn Rd	Variance to a Common Driveway to a proposed dwelling that exceeds 1800 ft	approved	8/26/03	
		Bolton Senior Housing Corp.	Main Street	Bolton Senior Housing a single 2-story structure containing 28 one bedroom units designated for elder housing	approved	1/23/03	
	Variance	Bruce and Sallyann King	111 Coventry Wood Rd	Variance to add front entrance less than 50 feet from the property line	approved	10/29/03	

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2002	Variance	James P. Ellis	326 Long Hill Rd	Replace existing barn due to age	Approved	4/16/02	
	Variance	Peter Lynch	172 Vaughn Hill Rd	attach a shelter on an existing garage	remains open		
	Variance	Donald and Pamela Cole	442 Main St	restore a porch to its historic condition	approved	5/1/02	
	SP	Donald and Pamela Cole	442 Main St	alter/extend a pre-existing nonconforming single family dwelling	approved	5/1/02	
	Variance	Andrew & Sandy Owen	167 Long Hill Road	install an in ground pool	denied	8/6/02	
	Variance	Dorothy Paquet	81 Burnham Road	renovate an existing barn into a dwelling for a family member	withdrawn	5/9/02	
	Variance	Mark Giunta	176 Fox Run Rd	construct a 12 x 16 garden shed	denied	8/6/02	
	40B	Sugar Road Realty	Bolton Manor: Sugar Rd		open		14.86 acres
	Variance	James & Tina Flaherty	205 Sugar Rd	construct a barn too close to the street	approved	1/23/02	
	Variance	Creighton Hamill	Lot 27 Wilder Farms with frontage on Forbush Mill Rd	allow a pre-existing non-conforming building lot declared a buildable lot	Withdrawn	3/1/02	
	Special Permit	Sharon Davis Brown	440 South Bolton Rd	Sp to alter Non Conforming single family dwelling	denied	3/6/02	

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2001	Variance	Sharon Davis Brown	440 South Bolton Rd	Variance from front yard setback and any other relief to complete project	remains open		
	Variance	Sprint Spectrum	41 Main St.	variance from section 2.5.7.7 that an executed recorded Notice of Contract and Notice of Lien	approved	12/5/01	
	Variance	Sprint Spectrum	41 Main St.	a variance to construct a wireless communication facility that doesn't meet the setback requirements	approved	8/15/01	
	Comprehensive Permit	Sunset Ridge Housing Corp.	Wattaquodock Hill Road		remains open		
	Variance	Christopher & Wendy Conry	8 Powder Hill Rd.	addition too close to lot line	approved	10/3/01	
	Variance	Alan & Deborah Levin	128 East End Rd	variance for a shed to be constructed too close to the lot line	approved	10/24/01	
	Variance	James & Tina Flaherty	205 Sugar Rd	variance to construct a barn too close to the street	remains open		
	Variance	Creighton Hamill	Lot 27 Wilder Farms with frontage on Forbush Mill Rd	allow a pre-existing non-conforming building lot declared a buildable lot	remains open		
	Special Permit	Sharon Davis Brown	440 South Bolton Rd	SP for Non Conforming Uses	remains open		
	Variance	Sharon Davis Brown	440 South Bolton Rd	Variance from the setback requirements	remains open		
2000	Land Court	Drake Petroleum	460 Main St				
	Variance	Alving-Airey	185 Wilder Rd	The addition of a sunroom will encroach upon the lot line.	approved		
	Variance	Rosadini	123 Wilder Rd	would like to place a structure within 5 feet of the property line.	approved		
	Variance	Holmes	132 Nourse Rd	would like to construct a garage but does not meet the setback regulations	approved		
	Variance	Kovacs	23 Harris Farm Road	would like to construct a shed but does not meet the setback regulations of a backland lot	approved		

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2000	Variance	SBA, Towers Inc	27 Forbush Mill Rd	would like to construct a 150' monopole-type communication facility that fails to meet the Bolton Bylaws 2.5.7.6. Required Findings for a Special Permit	no		
1999	Variance	Bradford Site Development	Harvard Rd	Seeking a variance to allow seven homes on a common driveway	no		
	SP	Davis Farms	Rt 117	To build an addition of 297+ square feet for additional storage.	approved		
	Variance	Eileen Fitzpatrick, Trustee	1084 Main St	To construct an 8' x 10' entranceway	approved		
	SP	Eileen Fitzpatrick, Trustee	1084 Main St	To change status from a pre-existing non-conforming to conforming	approved		
	Variance		141 Nourse Rd	Change the condition in 1973 decision Lot B not be further subdivided and be restricted to single family residence only	no		
	Variance		24 Whitcomb Rd	Construction of a driveway to serve e lot 2 through the 50 ft frontage on Whitcomb Rd instead of entering through the required frontage on Sugar Rd.	no		
	Variance		164 Still River Rd	change building section "A"	yes		
	Variance		1084 Main St	remove a non-conforming structure and to replace it with another	yes		
	Variance		626 Main St	to allow 4 conventional lots on a common driveway without a backland lot	yes		

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1998	SP	Delta Financial @ Blood Farm/Dewhurst property	579 Main St	change from a non-conforming residential occupancy use to a conforming business office space use	yes		
	Variance	Qual Run Assoc.	Quail Run Rd	Allow a reduction in width from 20' to 18' for the proposed Quail Run Rd.	yes		
	Appeal	C. Plante	Bradford Site Devel. Corp. Harvard Rd.	use of PENC Welding shop. Appeal of BOS decision on Zoning Enforcement. Decision upheld by BOA	no		
	Variance	John D. Sargent	Annie Moore Rd. Lots 17A/18A	Land swap to accommodate a driveway for 18A	yes		
	Variance	Meadow View Farm Realty Trust	66 Quaker Lane	Allow a new lot through the reconfiguration of an existing ANR lot to a backland lot	no		
	SP	Klauminzer	155 Nourse Rd	New Residence. Allow a free standing 1500 sq ft. bldg. for home business in res. Zone. BOS and Town Counsel intervention later allowed SP w/a "restriction on rental"	no		
	Variance	Barrett/Fournier	31 Spectacle Hill Road	Small tool shed w/in 50' front setback from road	yes		
	Variance	Sweeney	78 Century Mill Rd.	poured footing for garage w/in 20' side setback resulting in 19' setback for one corner	yes		

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1997	SP	Country Cupboard	476 Main	Expand parking lot in rear w/l 150' required setback by blasting ledge	no		
	Variance	Decker & Co.	460 Main St	Renovation: 2 pump islands & canopy creating zero front setback and 35' side setback; also included self-service gas in future. Revised after initial hearing session: 1 pump island; 6 fuel stations not 8; canopy design reduced from 1632 sq ft to 1296 sq ft allowing 14' front setback. Var 2.3.4.2, NOT the PENC 2.1.3.3. para. (47,500 PENC lot part of newly approved 2-acre lot)	withdrawn		
	Variance	Smith, Josette	Century Mill Stables	Build addition to existing barn w 19' front setback. (Agricultural business)	yes		
	Variance	Plante, Edmond	Century Mill property (wetlands)	allow 4 lots on driveway; none is backland lot	yes		
	Variance	Taylor, Donald	126 Old Bay Rd	Build garage 10' side setback	yes		
	Variance	Goddard, Thomas P.	32 Spectacle Hill	Rebuild existing deck within 20' side setback	yes		
	Variance	Dedecko, Francis & Betty	556 Wattaquaddock Hill Rd	Build addition to existing foundation 40' front setback	yes		
	SP	Dedecko		Alter PENC structure in 97-98	yes		
	Variance	Richardson/Holbrook	42 & 48 Manor Rd	Variance for equal land swap, PENC lots; driveway at 42 close to 48 side line	yes		

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1996	SP	Future Electronics	Main Street	Want addition same height as existing building height	yes		
	Variance	Kane, Michael & Pamela	Twin Maples	Allow building up to 2200' from road (normal 1800' limit)	yes		
	Variance	Jameson, Joan	Allen Rd, Hudson	Reduced frontage for 2 lots on non-accepted/approved way in Bolton	no		
	Appeal	Nilsson, Robert et.al.	Annie Moore Rd. Lots 17A/18A	appeal BOS decision and require enforcement of by-laws. (Jo-Barb piggery issue)	Upheld		
	SP	JLS Realty (Smith Sales)	Main Street	Move gas pumps out of Main St. by removing front of Bldg, 2 Gas islands & canopy on design.	yes		
	SP	Davis Farms	125 Still River Rd	Allow Clinton Savings Bank ATM installation on side of existing storage shed.	yes		
1995	Variance			Common drive not on property	yes		
	Variance			> 1800' common drive	yes		
	SP	Murtha	Main Street	Vet Clinic PENC (to BOS)	withdrawn		
	Variance	Gadbois/Harris	Farm	< 20' from property line	yes		
	Variance			Common drive not on property	yes		
	Variance	Murtha	Main Street	Vet clinic; lot frontage, area sideline	yes		
	Variance	Murtha	Main Street	Vet Clinic PENC	yes		
	SP	Broomfield	Still River Rd	PENC	yes		
	Variance			Incorrect in Annual Rept? > 1800' common drive	yes		
	Variance	Spero		Width 100' back from Street < 100'	yes		
	Appeal			Appeal of BOS decision	Dismissed		
1994	Variance	International	Ballville Rd	2nd floor apartment on Pro Shop	yes		
	Variance	International		Commercial bldg. < 150' setback	yes		
	SP	International	Wilder Rd	PENC expansion - Twin Springs	yes		
	Variance	Nashoba Valley Winery	Wattaquadock Rd	Winery lot width at 100' setback	yes, with conditions		
	Variance	Great Brook development	Main Street	1-way common drive with 10' median	yes		

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1993	Variance	Lafferty		6 lots on common drive	withdrawn		
	SP	Davis Farms	Main Street	add storage area	yes		
	Appeal	Co-op Bank/Concord		Town-line contig. Frontage lot - appeal of Krysa decision	yea		
	SP	International		< 150' setback	withdrawn		
	SP	Davis Farms	Main Street	Error in Annual Report? Same as SP for storage area	yes		
	SP	Silvester's	Wattaquaddock Rd	PENC expansion	yes		
1992		Bolton Woods	Main Street	28 homes on 10 acres - Comprehensive Permit	yes		
	SP	CF/Gulf	Rt 110	PENC alterations. Island granted; canopy denied, fuel tank replaced but not expanded	q.v.		
	Variance	Davis		Awning structure replacement	yes		
	SP	International		Building to house sewage treatment plant and lab	yes		
	?	KenChris		6 lots on common drive	withdrawn		
	?	Co-op Bank		Town line lot	withdrawn		
	Variance	Larson-Kulik		2 residences on one lot (detached apartment)	yes		
	Variance	NRHS	Main Street	Add height to allow 3rd story refreshment booth	yes		
	SP	International		Add golf cart building	withdrawn		
1991	SP	Broomfield		PENC expansion of structure	no		
	SP	Dedecko	Bolton Printing	PENC expansion of structure	yes		
	SP	Dedecko	Bolton Printing	Modify bldg. in progress (previous permit)	yes		
	Variance	Dedecko		Sideline setback	no		
	SP	Broomfield		Add 2000 sq ft	yes		
	SP	International		PENC expansion	yes		
	Variance	International		Building height 5.5' above limit	withdrawn		
	Variance	Balbaky		Common drive on other than Bolton town way	yes with conditions		
	Variance	Balbaky		Lots created on other than town way	yes with conditions		
	Variance	KenChris		6 lots on common drive	withdrawn		

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1990	Variance	Martin	Central Street, Hudson	frontage on Central St., Hudson	yes			
	Variance	Murtha		6 lots on common drive	withdrawn			
	Variance	Nelsel		Setback < 50' required	yes			
	SP	International	Ballville Rd	Construct 3 room conference center	yes			
1989	Appeal	Plante, E.		Appeal BOS new Post Office decision	no action			
	Variance	Hare	29 Wattaquaddock	Garage < 50' from road	yes			
	Variance	Kelly	178 Sugar Rd	Minimum lot width for 199' setback	withdrawn			
	SP	Bayliss	20 Spectacle Hill Rd	PENC shed renovation	yes			
	SP	Houde	476 Main St	PENC addition to Country Cupboard	no			
	Variance	Hapgood		Driveway not on frontage of lot	yes			
	Variance	Keysor	Main Street	Minimum lot width < 150' setback	yes			
	Appeal	Plante, B.	184 Ballville	Appeal BOS denying equipment storage in residential zone	no			
			Murphy		Old post office to Dr. office PENC	yes		
		Appeal	McLean		Appeal BOS decision on Model Home occupation (Creighton)	no		
1988	Variance	Pierce		As built house < 20' from lot line	no			
	Variance	Smith		Lot with < 200' frontage; < 20' sideline building	yes			
	Appeal	Sochalski		Appeal BOS decision for SP to request ZBA administration 2.3.5.4	yes			
	Variance	Hamill	Wilder Rd	6 lots on common drive	yes			
	SP	Broomfield		PENC addition to building	yes			
	SP	Murphy		PENC addition to building	yes			
	Variance	Davis		> 4 % slope on 1st 40' of common drive	yes			
	Variance	Daley	339 Long Hill Rd	Garage < 20' from lot line	yes			
	Variance	Houde		2nd building on same lot	no			
	Variance	Brine	305 Long Hill Rd	As-built deck 9' from lot line	yes			

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1988	Appeal	Plante, E.		Appeal BOS denial of Plante's request for enforcement to prohibit Socalski to continue construction on PENC building which is gone (new post office)	yes		
1987	Variance	Hamill	Wilder Rd	6 homes on 1 common drive	yes with conditions		
	Variance	Hamill	Wilder Rd	3 homes on 1 common drive	yes with conditions		
	Variance	Hamill	Wilder Rd	4 homes on 1 common drive	yes with conditions		
	Variance	Hamill	Wilder Rd	3 homes on 1 common drive	yes with conditions		
	Variance	Hamill	Wilder Rd	6 homes on 1 common drive	yes with conditions		
	Variance	Sargent	Kettle Hole Lot 30	50' setback to 47'	yes		
	Variance	Trinity Church		Use of area above 25' height	no		
	Variance	Coronella	Woobly Rd	Employ 7 including home resident	no		
	Variance	Scheipeers	306 Wattaquaddock	side lot line setback for garage	yes		
	SP	Bishop	75 Hudson	PENC increase in building size	yes		
	Variance	McCarthy	Burnham Rd	Acreage reduction for 5 ac to 4.49 ac	no		
	Variance	Hamill		6 homes on 1 common drive	withdrawn		
	Variance	Ettinger	Long Hill Rd	PENC trailer upgrade and permanent affix to wood frame dwelling	yes		
	Variance	Stumz	Nourse Rd	40' frontage on 3.8 ac backland lot	no		
	SP	Doucette		Extend PENC building and use	yes		
	Variance	Nielsenn	394 Wattaquaddock	Setback from street ?	yes		
1986	SP	Kaluer	336 Sugar Rd	Arts&Crafts in PENC - 1 building	yes		
	SP	Sargent	146 Hudson	PENC expand up to 100%	no		
	SP	McNamera	52 Wilder Rd	remodel PENC garage to study, 2nd story bedroom, half bath and extra living space	no		
	Variance	Alex	443 Main St	< 200' frontage (as built 435!)	yes		
	Variance	Davis	581 Wattaquaddock	3 homes on 1 common drive	no		

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1986	SP	Sargent		Change use PENC from service/mercantile to business office	yes		
1985	Variance	Loether	58 Nashaway	New addition sideline req.	yes		
	Variance	Friedus	563 Main St.	Setback req. for new post office	no		
	Variance	Mandozzi	435 Main St.	Setback req. as-built house	yes		
	Variance	Sarsfield	82 Teele	Sideline req. for swimming pool	yes		
	Variance	Seliga	33 Spectacle Hill	Sideline req/ as-built deck	yes		
1984	Variance	Slade, Paul	Spectacle Hill	Setback/sideline	yes		
	Variance	Dzwilewski	Wattaquodock	Frontage	yes		
	SP	Katsis	1076 Main St	Business to residential change in use	yes		
	SP	Skinner	Main Street	Expand PENC structure	yes		
	Variance	Skinner	Main Street	Sideline	yes		
	Variance	Strickland		Sideline	yes		
	Variance	Plante, EH	110 Main St.	4 homes on 1 common drive	yes		
1983	Variance	Boole	Green Rd	3 homes on 1 common drive	no		
	Variance	Yauga/Lamson	Main Street	Setback	yes		
	Variance	Mancini	Nashaway	Sideline	yes		
	Variance	Koral	Sampson	Setback	yes		
	SP	Sleeper (Ecology Controls, Inc.)	Main Street	Change of use in existing commercial establishment	yes		
1982	SP	Davis	Junction of 110/117	SP to construct storage building	Not required		
	Variance	Roemer	Main Street	Setback	no		
	Variance	Roemer	Main Street	Re-hear setback with modifications	yes		
	SP	International	Ballville Rd	Construct addition	yes		
	Variance	King		Setback	yes		
	SP	NET&T		Addition to existing structure	yes		
1981	?	Ettinger	Long Hill Rd	Is mobile home a continuance of PENC	Review		
	Question						
	Variance	Ettinger		To allow permanent mobile home	no		
	SP	Hyde	Annie Moore Rd.	Setback for structural extension	yes		
	Variance	Holmes for International	Ballville Rd	Multiple building expansion	yes		
	Variance	Dzwilewski	Wattaquodock	Frontage	yes		
	Variance	Smith	Wattaquodock	Frontage	yes		

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1981	Variance	Lende	Wilder Rd	Frontage, area, lot, width	no		
	Variance	Waverly Dev. Corp.	Woodside	Setback	yes		
	SP	Doucette		Allow winter camping	No action - BO Health		
1980	?			Apparently denied; no elaboration in Annual Report	?		
	?			Apparently denied; no elaboration in Annual Report	?		
	SP	Call-Johnson		Change of use	yes		
	Variance	Finley, Ethel		Create 2 lots	yes		
	Variance	Ford		Change lot lines; 3A,4A,5A	no		
	SP	Call		Extension to PENC structure	yes		
	Variance	Ford		Change lot lines; 3A,4A,5A,6A	yes		
	SP	Skinner	Main Street	Expand gallery by 1300 sq ft	yes		
1979	Variance	Green		Reduce acreage required in 1973 ZBA decision	no		
	SP	Sappet		Expansion > 100%	yes		
	SP	Murphy		Alter existing; construct addition; have insurance occupancy in addition	yes		
	Variance	Linnell		Change non-conforming lot in area	yes		
	SP	Broomfield Lab		Allow expansion PENC use and structure	yes		
	Variance	Linnell		3 homes on 1 common drive	no		