



on:

TOWN OF BOLTON

Filed with the Town Clerk

BOARD OF APPEALS

Town Hall, 663 Main Street, Bolton MA 01740
Phone 978-779-3308 Fax 978-779-5461

TOWN CLERK

APPLICATION FOR HEARING***PART I. Background Information (Provided by Applicant to the Town Clerk):***

Applicant/Petitioner:	John Robinson + Mary Robinson
Address of applicant:	48 MANOR ROAD, BOLTON MA
Applicant is:	☒ -Owner ☐ -Tenant ☐ -Licensee ☐ -Prospective Buyer
Property address:	48 MANOR ROAD, BOLTON, MA
Assessor Map/Parcel Number of property	004.C - 0000 - 0015.A
Deed reference(s):	Book <u>19624</u> Page <u>356</u>
Owner name (if person other than applicant)	
Owner address:	
Owner telephone number:	cell: 508-479-2325/
Application & all other materials and fee for:	☒ -Variance, \$100 + \$6 per abutter on certified abutters list ☐ -Special Permit, \$100 + \$6 per abutter on certified abutters list ☐ -Appeal of Decision, \$100 ☐ -Comprehensive Permit Administrative Fee - \$500.00 Consultant Review Fee - \$5,000 plus \$100/unit ☐ -Amend Existing Decision (\$100 + \$6 per abutter for special permits and variances; \$500 administrative fee for comprehensive permits if change(s) are deemed substantial. If necessary, additional consultant review fee determined by ZBA)

Description of problem for which relief is sought:	We would like to put a garden shed (under 200 sq. ft) on our property to be used for garden tools + lawn mower. Our property is .79 acres and pie shaped. There is no place to put shed because of set backs.
Applicable section(s) of Zoning Bylaws or other reference for consideration by Board of Appeals:	
Justification for request: (attach additional information if necessary)	See plot plan attached.

The undersigned certifies that he/she has read and examined this application and the Bolton Zoning Board of Appeals Rules and Regulations, and that the proposed project is accurately represented in the statements made in this application.

I hereby request a hearing before the Board of Appeals with reference to the above application.




Property Owner's Signature (REQUIRED) 06-29-2020
 Date

Property Owner's Signature (REQUIRED) 06/19/2020
 Date

Applicant's Signature (if different from owner) Date

This form, completed by the applicant, must accompany the pertinent application materials (see sections 4, 5, or 6 of the Zoning Board of Appeals Rules and Regulations) to comprise a complete application.

This application will be reviewed by the Board of Appeals. An application found to be incomplete upon receipt by the Board of Appeals may be returned to the applicant for completion and re-filing. The date of any re-filing shall be the date of the application.



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* FOR VARIANCE APPLICATIONS ONLY *

Applicant/Petitioner:	John Robinson + Mary Robinson
Property address:	48 Manor Rd, Bolton, MA 01740

REQUIREMENTS TO BE MET FOR GRANTING VARIANCE

As set forth in M.G.L c.40A § 10 & Zoning Board of Appeals Rules & Regulations § 4.2

The Applicant shall explain how the following conditions are met:

4.2.1 That there are circumstances that exist relating to the soil conditions, shape, or topography of the land or structures that uniquely affect such land or structures, but that do not affect generally the zoning district in which such land is located.

The size + shape + house placement make it unique,
Leaving little perimeter.

4.2.2 That literal enforcement of the provisions of the Bolton Zoning Bylaws would involve substantial hardship, financial or otherwise, to the applicant.

Can't place shed without breaching setbacks.
Would like our lawn mower out of garage
so we can park in it.

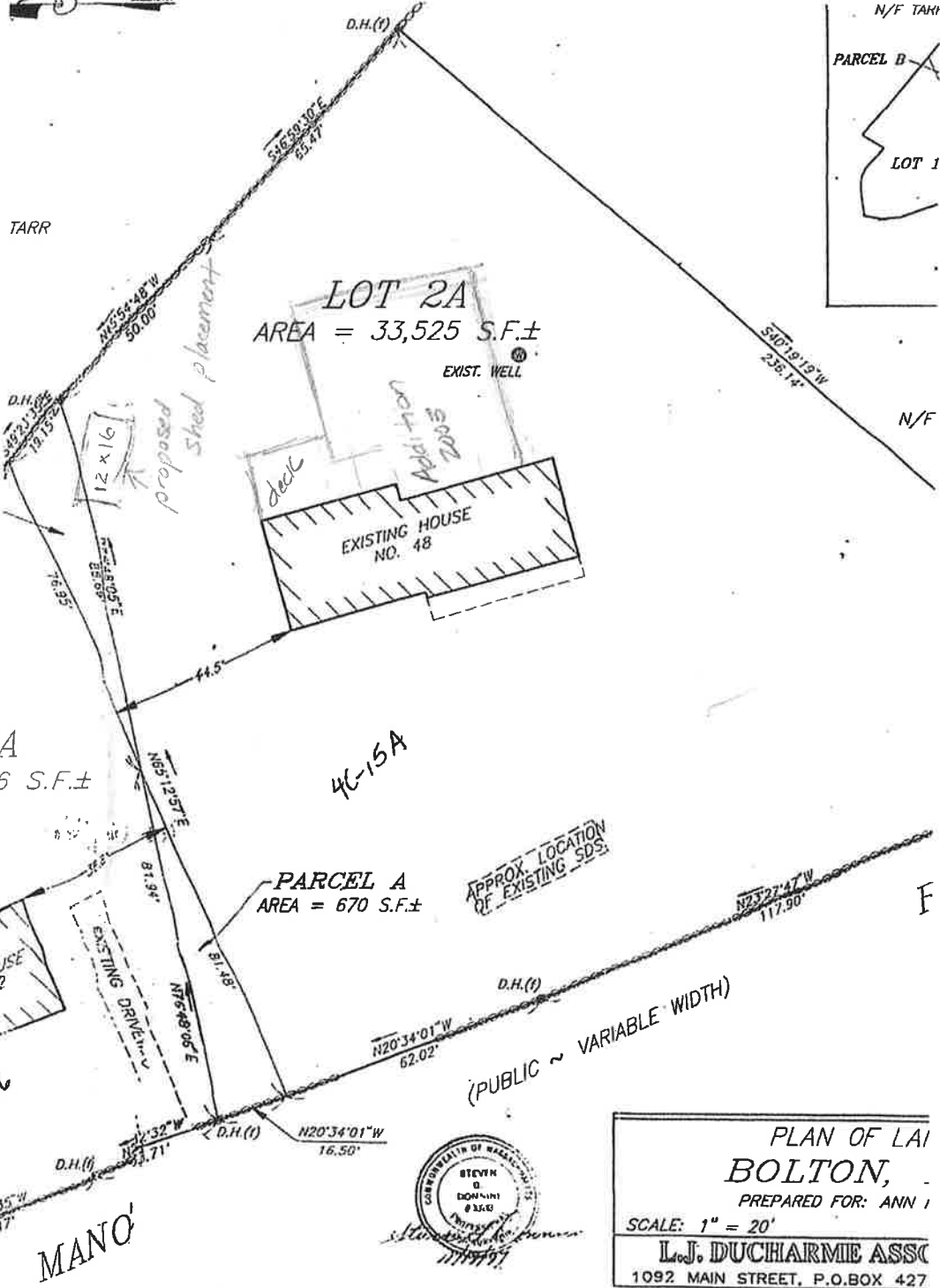
4.2.3 That the desired relief may be granted without substantial detriment to the public good.

It's just a cute Reeds Ferry shed in our secluded back yard. Hardly visible from street or neighbors. Our abutting neighbor is just fine with it. (See photo for area + placement)

4.2.4 That the desired relief may be granted without nullifying or substantially derogating from the intent and purpose of Bolton Zoning Bylaws.

Sorry, we don't understand this question.

→ Trying to make our yard look nicer.



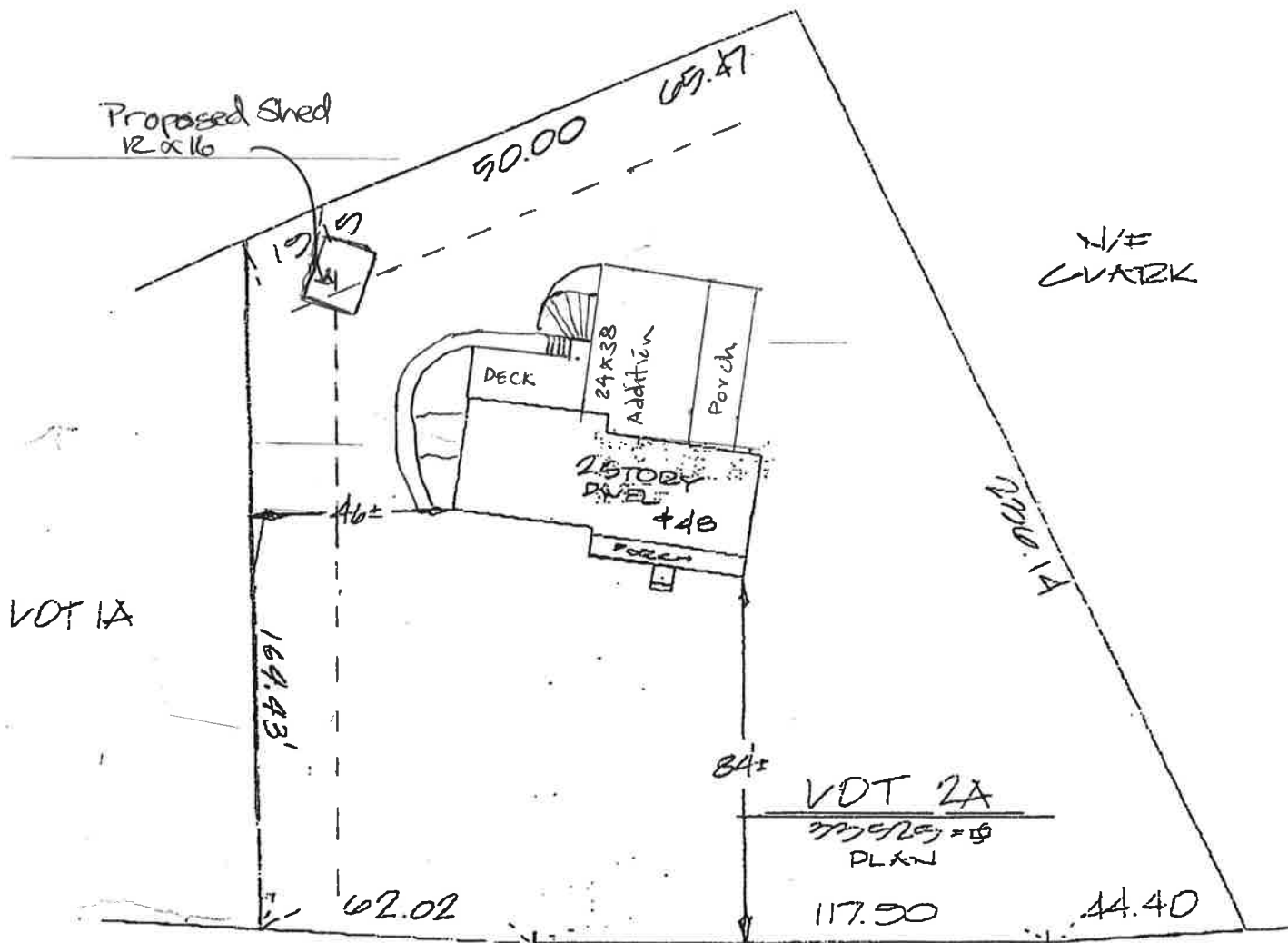
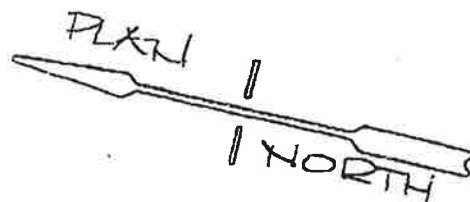
ROBINSON
46 MANOR RD

I CERTIFY THAT THE PREPARATION OF THIS PLAN
CONFORMS WITH THE RULES AND REGULATIONS OF
THE REGISTERS OF DEEDS DATED JANUARY 12, 1988.
Steven D. Ducharme 11/17/97
SURVEYOR

PLAN OF LAL
BOLTON,
PREPARED FOR: ANN I
SCALE: 1" = 20'
L.J. DUCHARME ASSC
1092 MAIN STREET, P.O. BOX 427



8137



48 MANOR ROAD



LOT CONFIGURATION BASED ON
RECORD PLAT ONLY. DEED NOT
AVAILABLE AT TIME OF
INSPECTION

Scale: 1" = 40'

JOHN H. CIARCIA
PROFESSIONAL LAND SURVEYOR.
I HEREBY CERTIFY THAT THE



AMERICAN SURVEYING COMPANY

Green hose represents
20' side setback

Black hose →
represents rear 20' setback

6.5'

12.1'



Proposed "Cute" Shed similar to below.



METPAY

BEAMS ON GROUND
SHOW APPROX. SHEO
PLACEMENT.

CALL 1 800 GET-MET 1





300 foot Abutters List Report

Bolton, MA
July 06, 2020

Subject Property:

Parcel Number: 004.C-0015.A
CAMA Number: 004.C-0015.A
Property Address: 48 MANOR RD

Mailing Address: ROBINSON JOHN W & MARY CONDON
ROBINSON
48 MANOR RD
BOLTON, MA 01740

Abutters:

Parcel Number: 001.0-0036.B
CAMA Number: 001.0-0036.B
Property Address: 12 WATTAQUADOC HILL RD

Mailing Address: TRINITY CONGREG CHURCH CHURCH
PARCEL
14 WATTAQUADOCK HILL RD
BOLTON, MA 01740

Parcel Number: 001.0-0038.0
CAMA Number: 001.0-0038.0
Property Address: 726 MAIN ST

Mailing Address: MARON JOHN P JR & LAWRENCE P
CAMPBELL
726 MAIN ST
BOLTON, MA 01740

Parcel Number: 001.0-0039.0
CAMA Number: 001.0-0039.0
Property Address: 730 MAIN ST

Mailing Address: MCCARTHY TRAVIS J & DEANNA L
730 MAIN STREET
BOLTON, MA 01740

Parcel Number: 001.0-0040.0
CAMA Number: 001.0-0040.0
Property Address: 738 MAIN ST

Mailing Address: TOWN OF BOLTON LIBRARY BUILDING
738 MAIN ST
BOLTON, MA 01740

Parcel Number: 004.C-0012.0
CAMA Number: 004.C-0012.0
Property Address: 0 WATTAQUADOC HILL RD

Mailing Address: TOWN OF BOLTON
P O BOX 278
BOLTON, MA 01740

Parcel Number: 004.C-0012.0
CAMA Number: 004.C-0012.0
Property Address: 2 VILLAGE LN

Mailing Address: MAGLIONE STEPHEN K & JENNIFER A
2 VILLAGE LN
BOLTON, MA 01740

Parcel Number: 004.C-0012.0
CAMA Number: 004.C-0012.0
Property Address: 0 WATTAQUADOC HILL RD

Mailing Address: TOWN OF BOLTON
P O BOX 278
BOLTON, MA 01740

Parcel Number: 004.C-0012.0
CAMA Number: 004.C-0012.0
Property Address: 2 VILLAGE LN

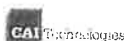
Mailing Address: MAGLIONE STEPHEN K & JENNIFER A
2 VILLAGE LN
BOLTON, MA 01740

Parcel Number: 004.C-0013.0
CAMA Number: 004.C-0013.0
Property Address: 15 WATTAQUADOC HILL RD

Mailing Address: TOWN OF BOLTON
P O BOX 278
BOLTON, MA 01740

Parcel Number: 004.C-0013.0
CAMA Number: 004.C-0013.0
Property Address: 36 SUGAR RD

Mailing Address: THERIAULT GREGG & DIANA
36 SUGAR RD
BOLTON, MA 01740



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7/6/2020

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300 foot Abutters List Report

Bolton, MA
July 06, 2020

Parcel Number: 004.C-0013.0
CAMA Number: 004.C-0013.0
Property Address: 15 WATTAQUADOC HILL RD

Mailing Address: TOWN OF BOLTON
P O BOX 278
BOLTON, MA 01740

Parcel Number: 004.C-0013.0
CAMA Number: 004.C-0013.0
Property Address: 36 SUGAR RD

Mailing Address: THERIAULT GREGG & DIANA
36 SUGAR RD
BOLTON, MA 01740

Parcel Number: 004.C-0014.0
CAMA Number: 004.C-0014.0
Property Address: 29 WATTAQUADOC HILL RD

Mailing Address: ELZEY JOSHUA & ERIKA
29 WATTAQUADOCK HILL RD
BOLTON, MA 01740

Parcel Number: 004.C-0014.0
CAMA Number: 004.C-0014.0
Property Address: 1 BRIGHAM FARM LN

Mailing Address: ANDREWS KAREN
1 BRIGHAM FAR LN
BOLTON, MA 01740

Parcel Number: 004.C-0014.0
CAMA Number: 004.C-0014.0
Property Address: 29 WATTAQUADOC HILL RD

Mailing Address: ELZEY JOSHUA & ERIKA
29 WATTAQUADOCK HILL RD
BOLTON, MA 01740

Parcel Number: 004.C-0014.0
CAMA Number: 004.C-0014.0
Property Address: 1 BRIGHAM FARM LN

Mailing Address: ANDREWS KAREN
1 BRIGHAM FAR LN
BOLTON, MA 01740

Parcel Number: 004.C-0015.0
CAMA Number: 004.C-0015.0
Property Address: 23 WATTAQUADOC HILL RD

Mailing Address: KEEFER MARK R & LEIGHANN E
23 WATTAQUADOCK HILL RD
BOLTON, MA 01740

Parcel Number: 004.C-0015.0
CAMA Number: 004.C-0015.0
Property Address: 3 BRIGHAM FARM LN

Mailing Address: YOUNG TERRANCE & CHRISTINE
CARROLL
3 BRIGHAM FARM LN
BOLTON, MA 01740

Parcel Number: 004.C-0015.0
CAMA Number: 004.C-0015.0
Property Address: 23 WATTAQUADOC HILL RD

Mailing Address: KEEFER MARK R & LEIGHANN E
23 WATTAQUADOCK HILL RD
BOLTON, MA 01740

Parcel Number: 004.C-0015.0
CAMA Number: 004.C-0015.0
Property Address: 3 BRIGHAM FARM LN

Mailing Address: YOUNG TERRANCE & CHRISTINE
CARROLL
3 BRIGHAM FARM LN
BOLTON, MA 01740

Parcel Number: 004.C-0016.0
CAMA Number: 004.C-0016.0
Property Address: 42 MANOR RD

Mailing Address: KEANEY ERIN M
42 MANOR RD
BOLTON, MA 01740

Parcel Number: 004.C-0016.0
CAMA Number: 004.C-0016.0
Property Address: 5 BRIGHAM FARM LN

Mailing Address: TABB BRENDA A
5 BRIGHAM FARM LN
BOLTON, MA 01740



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7/6/2020

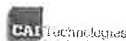
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300 foot Abutters List Report

Bolton, MA
July 06, 2020

Parcel Number: 004.C-0016.0 CAMA Number: 004.C-0016.0 Property Address: 42 MANOR RD	Mailing Address: KEANEY ERIN M 42 MANOR RD BOLTON, MA 01740
Parcel Number: 004.C-0016.0 CAMA Number: 004.C-0016.0 Property Address: 5 BRIGHAM FARM LN	Mailing Address: TABB BRENDA A 5 BRIGHAM FARM LN BOLTON, MA 01740
Parcel Number: 004.C-0017.0 CAMA Number: 004.C-0017.0 Property Address: 36 MANOR RD	Mailing Address: TARR MORTON JANET TARR 36 MANOR RD BOLTON, MA 01740
Parcel Number: 004.C-0017.0 CAMA Number: 004.C-0017.0 Property Address: 7 BRIGHAM FARM LN	Mailing Address: CHATTERJEE AMIT K & PALLABI 7 BRIGHAM FARM LN BOLTON, MA 01740
Parcel Number: 004.C-0017.0 CAMA Number: 004.C-0017.0 Property Address: 36 MANOR RD	Mailing Address: TARR MORTON JANET TARR 36 MANOR RD BOLTON, MA 01740
Parcel Number: 004.C-0017.0 CAMA Number: 004.C-0017.0 Property Address: 7 BRIGHAM FARM LN	Mailing Address: CHATTERJEE AMIT K & PALLABI 7 BRIGHAM FARM LN BOLTON, MA 01740
Parcel Number: 004.C-0019.0 CAMA Number: 004.C-0019.0 Property Address: 31 MANOR RD	Mailing Address: SMITH JOAN P 31 MANOR RD BOLTON, MA 01740
Parcel Number: 004.C-0019.0 CAMA Number: 004.C-0019.0 Property Address: 9 BRIGHAM FARM LN	Mailing Address: GUZMAN ROGELIO JR & SUSAN 9 BRIGHAM FARM LN BOLTON, MA 01740
Parcel Number: 004.C-0019.0 CAMA Number: 004.C-0019.0 Property Address: 31 MANOR RD	Mailing Address: SMITH JOAN P 31 MANOR RD BOLTON, MA 01740
Parcel Number: 004.C-0019.0 CAMA Number: 004.C-0019.0 Property Address: 9 BRIGHAM FARM LN	Mailing Address: GUZMAN ROGELIO JR & SUSAN 9 BRIGHAM FARM LN BOLTON, MA 01740
Parcel Number: 004.C-0020.0 CAMA Number: 004.C-0020.0 Property Address: 37 MANOR RD	Mailing Address: RICHARDS CONSTANCE D JAYNE RICHARDS 37 MANOR BOLTON, MA 01740
Parcel Number: 004.C-0020.0 CAMA Number: 004.C-0020.0 Property Address: 11 BRIGHAM FARM LN	Mailing Address: ROBINSON KRISTINA 11 BRIGHAM FARM LN BOLTON, MA 01740



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7/6/2020

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300 foot Abutters List Report

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Parcel Number: 004.C-0020.0
CAMA Number: 004.C-0020.0
Property Address: 37 MANOR RD

Mailing Address: RICHARDS CONSTANCE D JAYNE
RICHARDS
37 MANOR
BOLTON, MA 01740

Parcel Number: 004.C-0020.0
CAMA Number: 004.C-0020.0
Property Address: 11 BRIGHAM FARM LN

Mailing Address: ROBINSON KRISTINA
11 BRIGHAM FARM LN
BOLTON, MA 01740

Parcel Number: 004.C-0021.0
CAMA Number: 004.C-0021.0
Property Address: 43 MANOR RD

Mailing Address: OBRIEN KEVIN J SUSAN W OBRIEN
43 MANOR RD
BOLTON, MA 01740

Parcel Number: 004.C-0021.0
CAMA Number: 004.C-0021.0
Property Address: 13 BRIGHAM FARM LN

Mailing Address: PAMPATI PRAVEEN KUMAR & VEMPATI
ANUSHA
13 BRIGHAM FARM LANE UNIT 21
BOLTON, MA 01740

Parcel Number: 004.C-0021.0
CAMA Number: 004.C-0021.0
Property Address: 43 MANOR RD

Mailing Address: OBRIEN KEVIN J SUSAN W OBRIEN
43 MANOR RD
BOLTON, MA 01740

Parcel Number: 004.C-0021.0
CAMA Number: 004.C-0021.0
Property Address: 13 BRIGHAM FARM LN

Mailing Address: PAMPATI PRAVEEN KUMAR & VEMPATI
ANUSHA
13 BRIGHAM FARM LANE UNIT 21
BOLTON, MA 01740

Parcel Number: 004.C-0068.0
CAMA Number: 004.C-0068.0
Property Address: 0 WATTAQUADOCK HILL RD

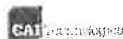
Mailing Address: STEPHENSON JOHN H & JOAN M TR
WATTAQUADOCK HILL RD RTY TR #1
149 MAIN ST
BOLTON, MA 01740

Parcel Number: 004.C-0069.0
CAMA Number: 004.C-0069.0
Property Address: 51 MANOR RD

Mailing Address: THERRIEN MATTHEW D & ROBYN L
51 MANOR RD
BOLTON, MA 01740

As set forth in the Assessor's records as of June 1, 2020.

Kelly Garlock
Assistant Assessor



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VEMPATI ANUSHA
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BOLTON, MA 01740

TOWN OF BOLTON
P O BOX 278
BOLTON, MA 01740

CHATTERJEE AMIT K & PALLA
7 BRIGHAM FARM LN
BOLTON, MA 01740

RICHARDS CONSTANCE D
JAYNE RICHARDS
37 MANOR
BOLTON, MA 01740

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P O BOX 278
BOLTON, MA 01740

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BOLTON, MA 01740

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BOLTON, MA 01740

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BOLTON, MA 01740

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BOLTON, MA 01740

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BOLTON, MA 01740

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BOLTON, MA 01740

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SUSAN W OBRIEN
43 MANOR RD
BOLTON, MA 01740

TOWN OF BOLTON
LIBRARY BUILDING
738 MAIN ST
BOLTON, MA 01740