



# TOWN OF BOLTON

## BOARD OF APPEALS

Filed with the Town Clerk on:

Town Hall, 663 Main Street, Bolton MA 01740

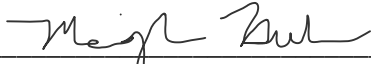

Phone 978-779-3308 Fax 978-779-5461

TOWN CLERK

### **APPLICATION FOR HEARING**

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

<b>Applicant/Petitioner:</b>	Meghan and Sean Duhamé
<b>Address of applicant:</b>	670 Main Street Bolton, MA
<b>Applicant is:</b>	<input checked="" type="checkbox"/> -Owner <input type="checkbox"/> -Tenant <input type="checkbox"/> -Licensee <input type="checkbox"/> -Prospective Buyer
<b>Property address:</b>	670 Main Street Bolton, MA
<b>Assessor Map/Parcel Number of property</b>	Map/Parcel = 2; Parcel = 25
<b>Deed reference(s):</b>	Book <u>36498</u> Page <u>4</u>
<b>Owner name (if person other than applicant)</b>	
<b>Owner address:</b>	670 Main Street, Bolton MA
<b>Owner telephone number:</b>	617-835-4191
<b>Application &amp; all other materials and fee for:</b>	<input type="checkbox"/> -Variance, \$100 + \$6 per abutter on certified abutters list <input checked="" type="checkbox"/> -Special Permit, \$100 + \$6 per abutter on certified abutters list <input type="checkbox"/> -Appeal of Decision, \$100 <input type="checkbox"/> -Comprehensive Permit Administrative Fee - \$500.00 Consultant Review Fee - \$5,000 plus \$100/unit <input type="checkbox"/> -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)

<b>Description of problem for which relief is sought:</b>	<p>We currently have an old structure on our property in disrepair. Despite efforts to restore, the foundation is crumbling which impacts the safety and appearance of the rest of the structure.</p> <p>We are requesting approval to remove the structure and replace it with a garage that can be used to park vehicles. Because of the space requirements needed to use as a garage, we are requesting to add 6 feet to the back of the structure. This approach has been approved by the Historical Commission and Conservation.</p>
<b>Applicable section(s) of Zoning Bylaws or other reference for consideration by Board of Appeals:</b>	<p>Requesting a Special Permit in accordance with Bolton's Zoning Bylaw Section 250-3.C.1.</p>
<b>Justification for request:</b> (attach additional information if necessary)	
<p>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.</p> <p>I hereby request a hearing before the Board of Appeals with reference to the above application.</p> <div style="display: flex; justify-content: space-between; margin-bottom: 10px;"> <div style="text-align: center;">         _____        Property Owner's Signature (REQUIRED)     </div> <div style="text-align: center;">       _____        3/25/2020        Date     </div> </div> <div style="display: flex; justify-content: space-between; margin-bottom: 10px;"> <div style="text-align: center;">         _____        Property Owner's Signature (REQUIRED)     </div> <div style="text-align: center;">       _____        3/25/2020        Date     </div> </div> <div style="display: flex; justify-content: space-between;"> <div style="text-align: center;">       _____        Applicant's Signature (if different from owner)     </div> <div style="text-align: center;">       _____        Date     </div> </div>	



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**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.**

### **\* FOR VARIANCE APPLICATIONS ONLY \***

<b>Applicant/Petitioner:</b>	
<b>Property address:</b>	

### **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.

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

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

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







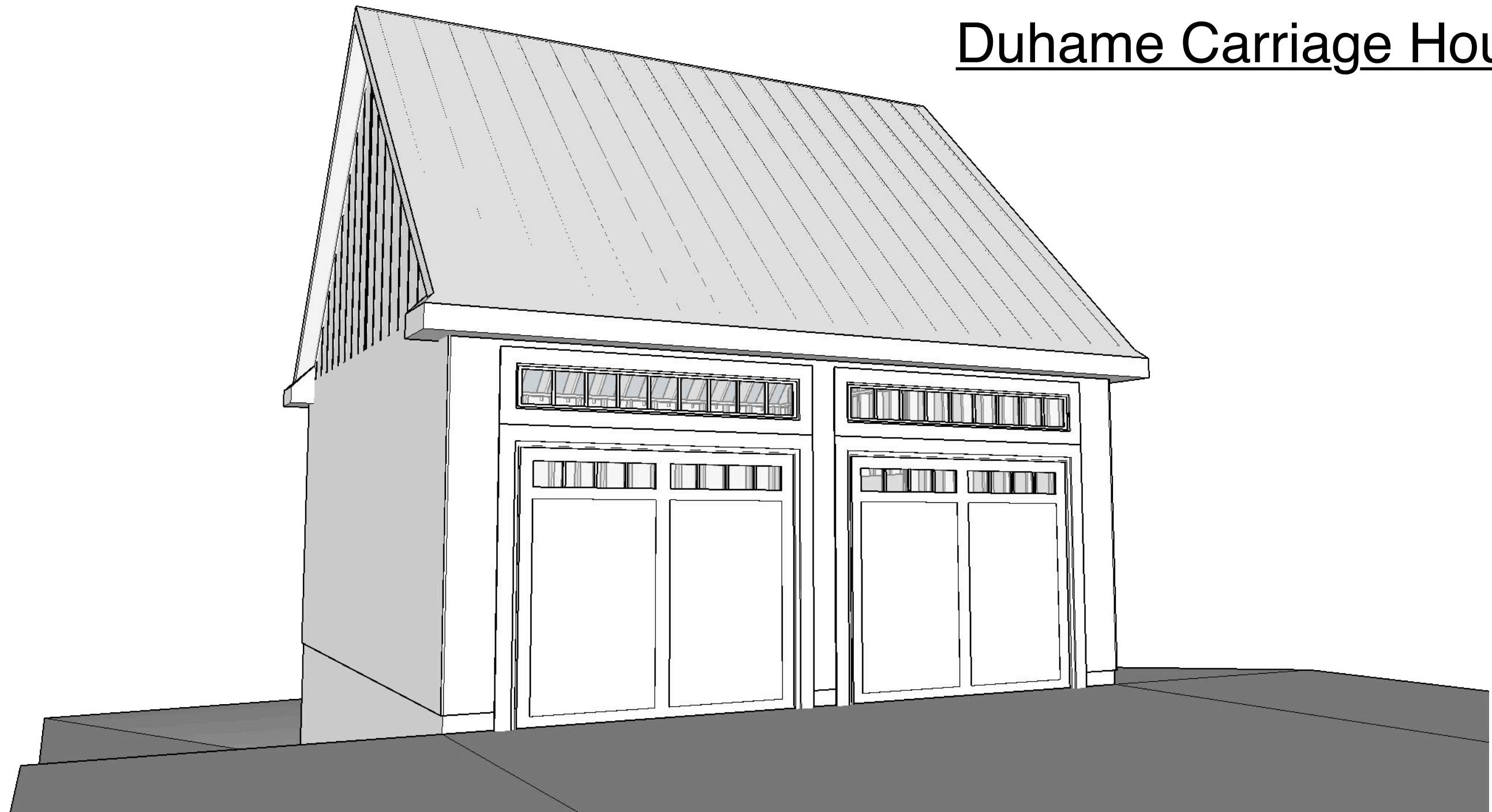








# Duhamé Carriage House



**CLIENT**  
Sean & Meghan Duhamé

**PROJECT**  
Duhamé Carriage House

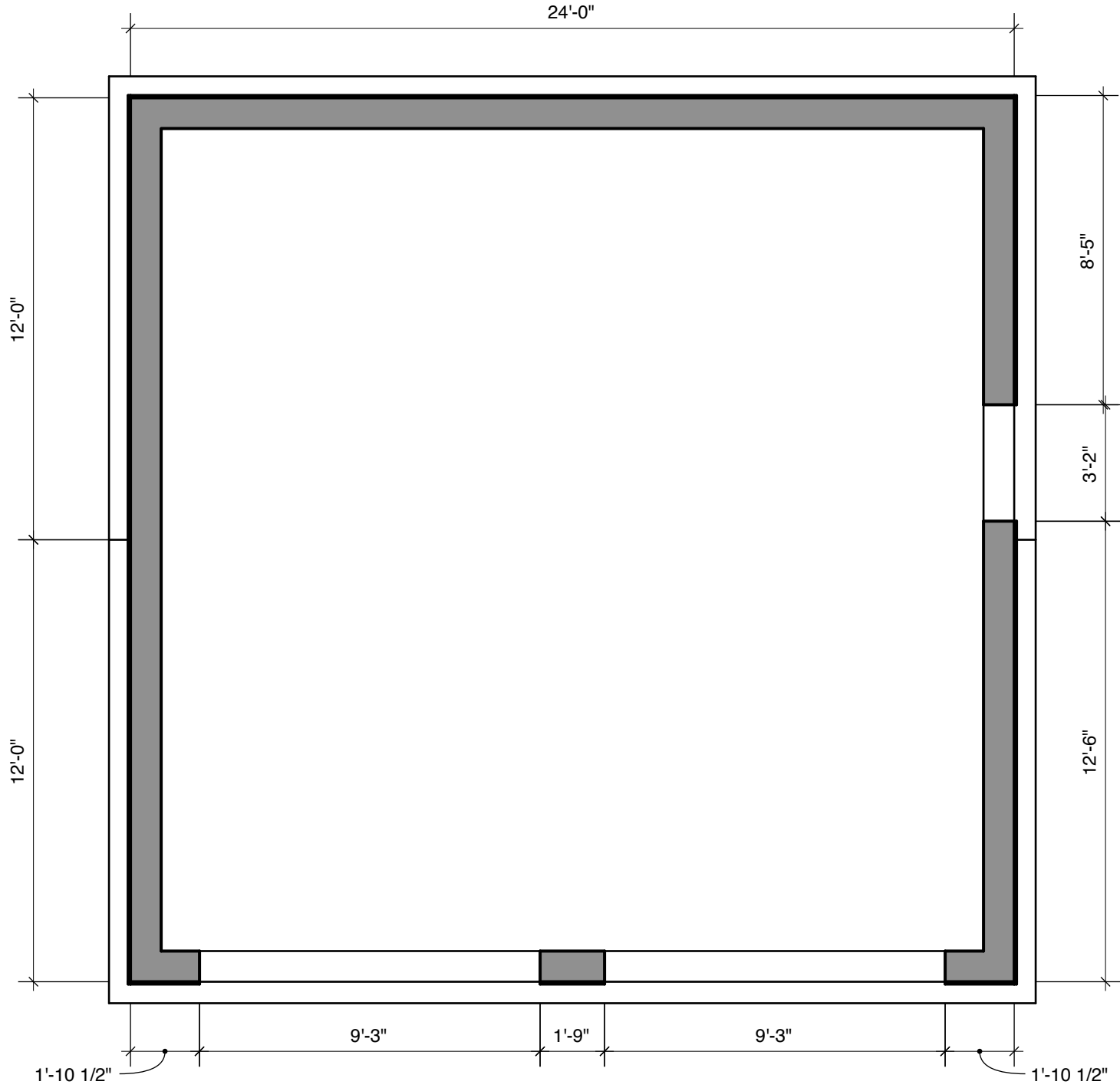
**PROJECT NO.**  
DUH1119

**DRAWN BY**  
GRC

**ISSUE**  
11.15.19

Duhamé Carriage House





1 Foundation Plan  
A.00 Scale: 1/4" = 1' 0"



**GREY DOG DESIGN STUDIO, LLC**  
68 Nourse Road  
Bolton, MA 01740  
Tel: 508.868.5250

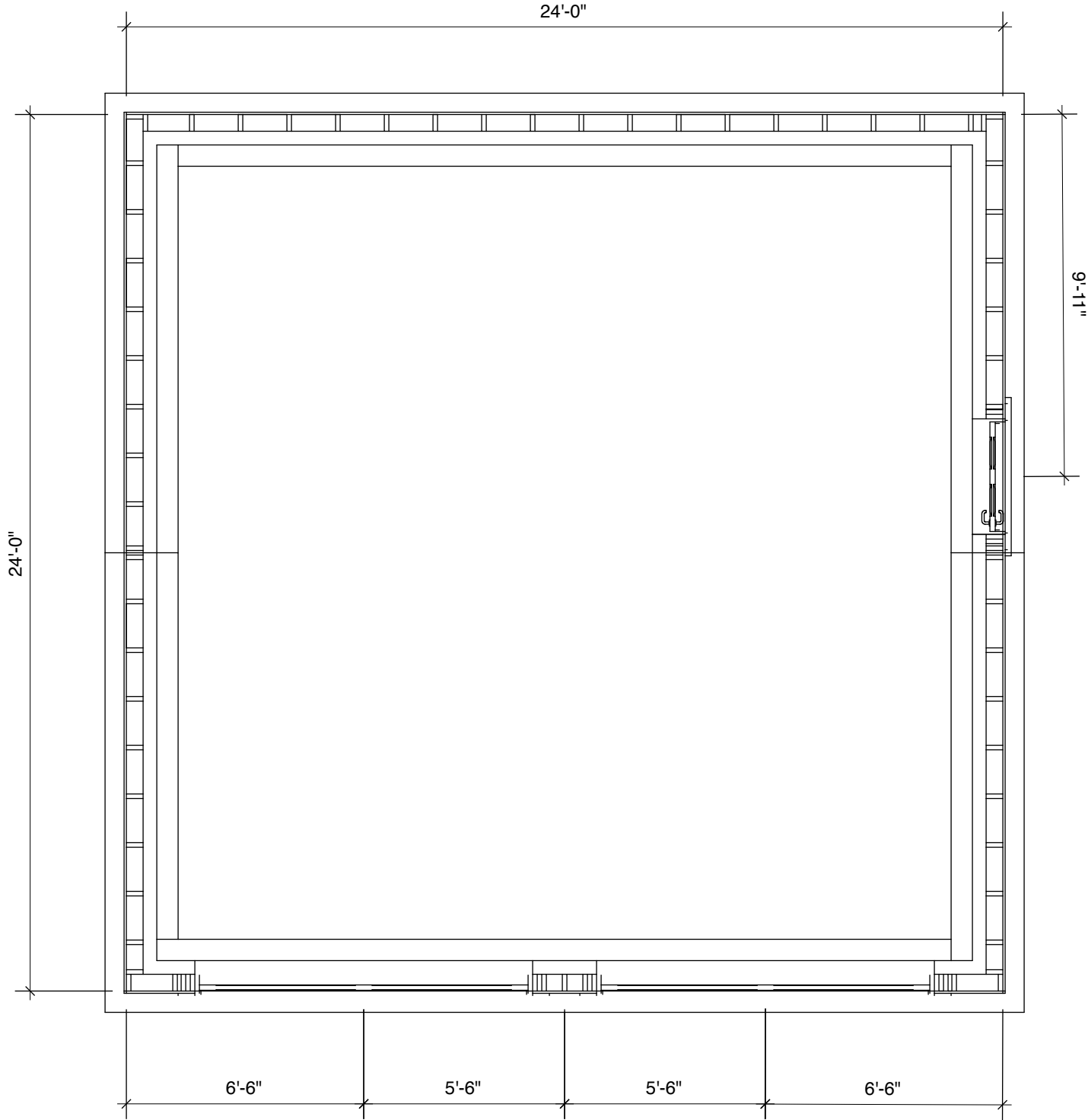
**CLIENT**  
Sean & Meghan Duhamme  
670 Main Street  
Bolton, MA 01740

**PROJECT**  
Duhamme Carriage House

**PROJECT NO.**  
DUH1119

**ISSUE**  
11.15.19

**DRAWN BY**  
GRC



1 Floor Plan  
A.01 Scale: 1/4" = 1' 0"



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**PROJECT**  
Duhamme Carriage House

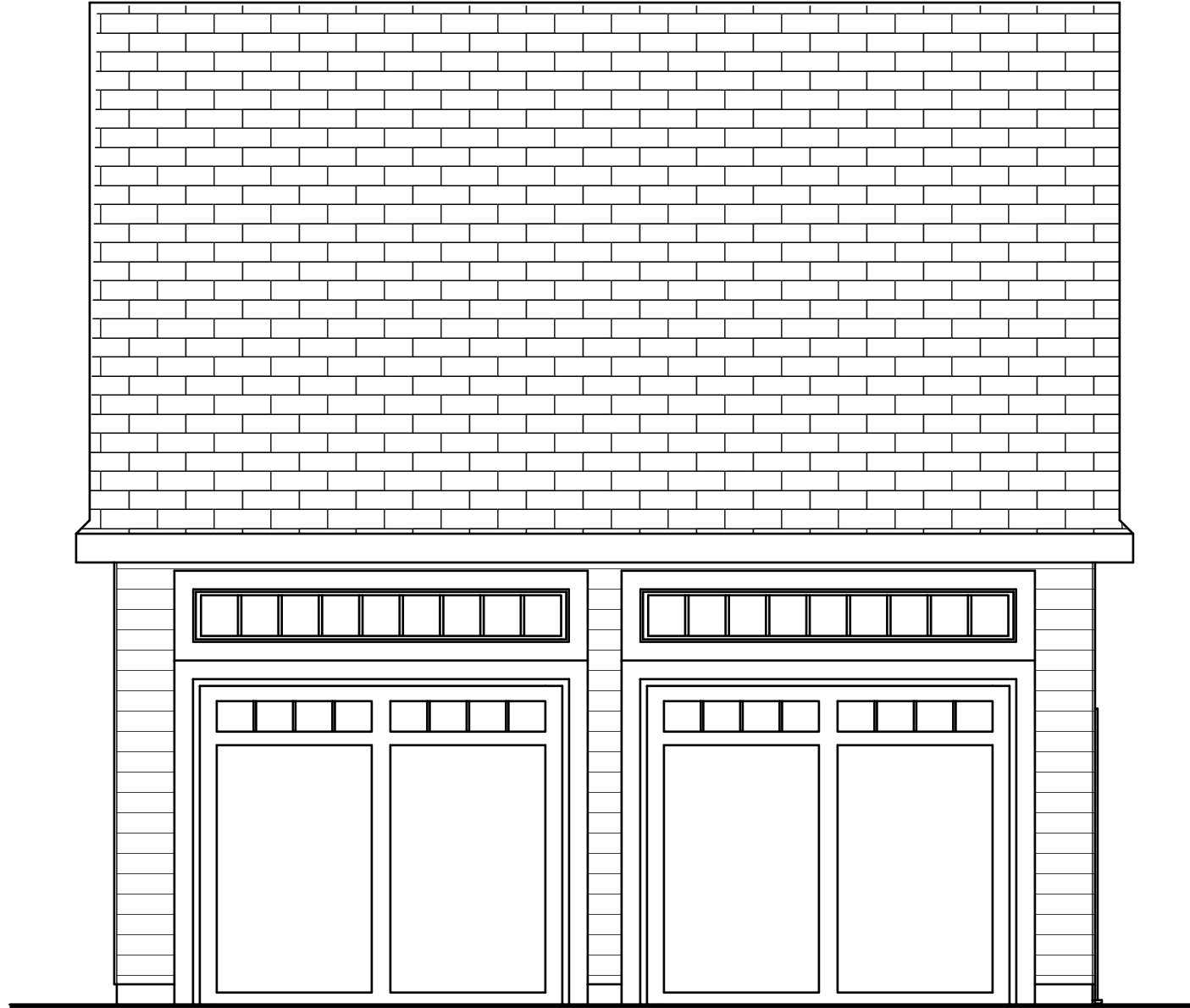
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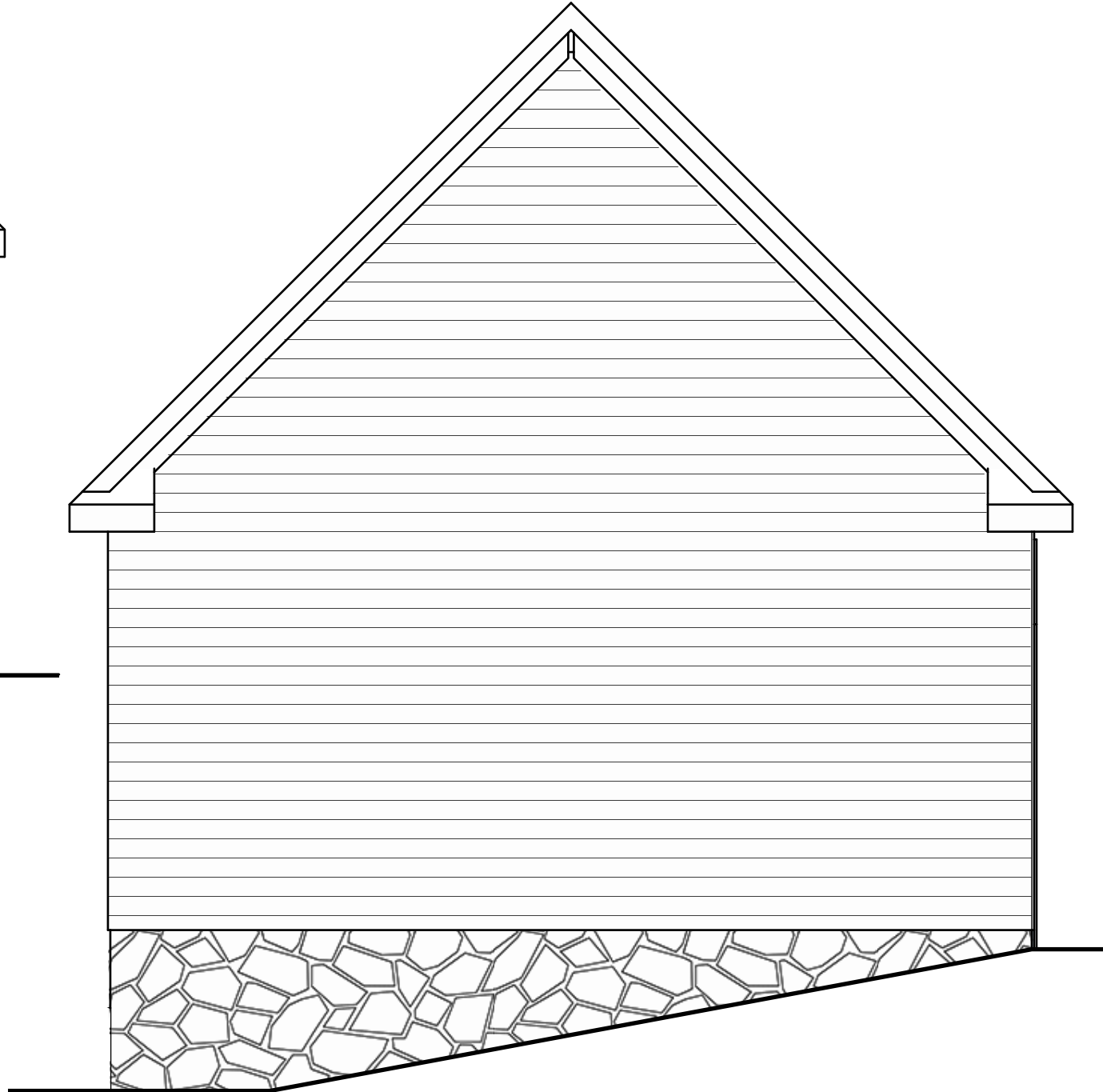
**DRAWN BY**  
GRC

FLOOR PLANS





1 Front Elevation  
A.02 Scale: 1/4" = 1' 0"



2 Left Elevation  
A.02 Scale: 1/4" = 1' 0"



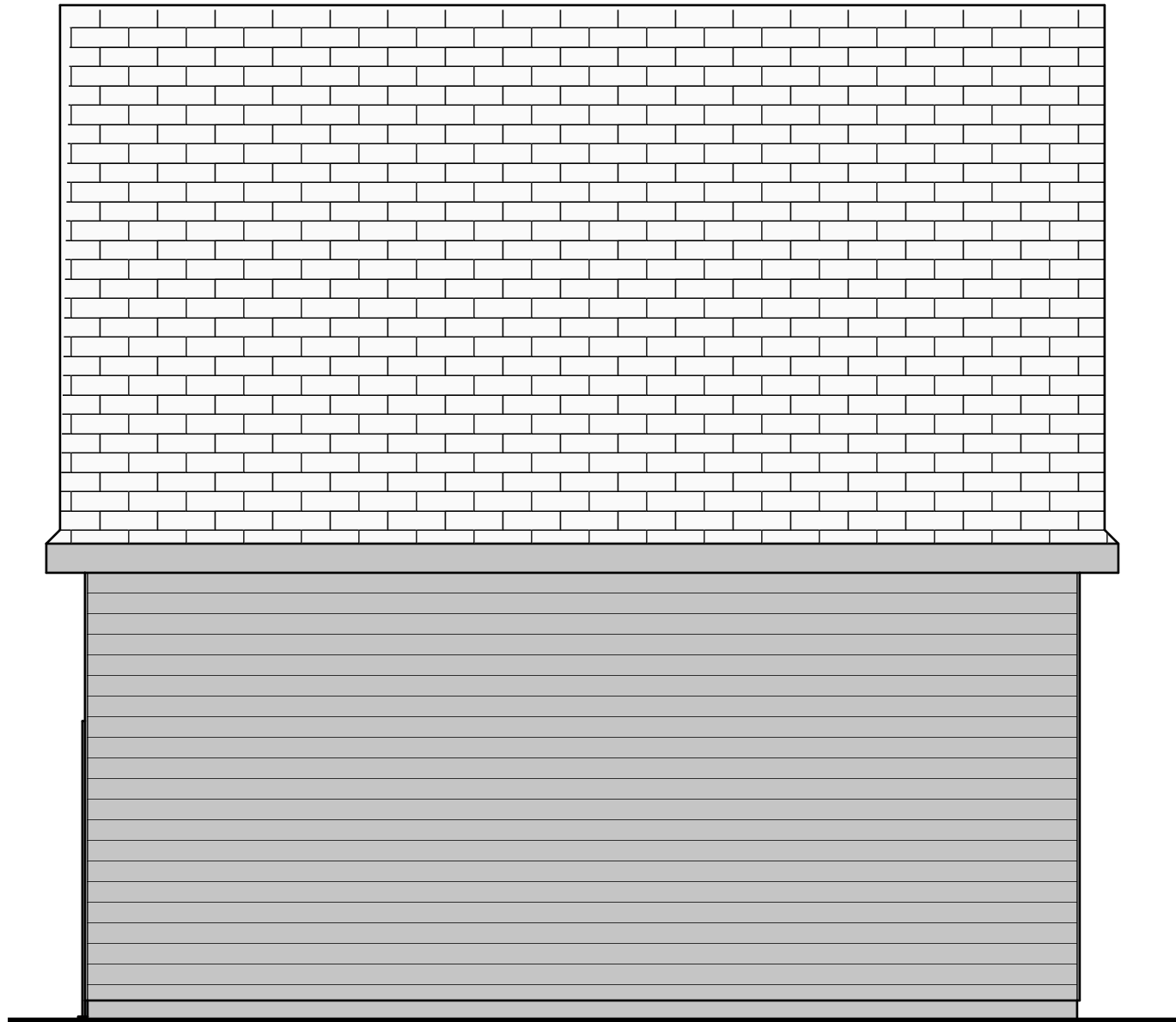
GREY DOG DESIGN STUDIO, LLC  
68 Nourse Road  
Bolton, MA 01740  
Tel: 508.868.5250

CLIENT  
Sean & Meghan Duhamel  
670 Main Street  
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PROJECT  
Duhamel Carriage House  
PROJECT NO.  
DUH1119

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## ELEVATIONS



1 Rear Elevation  
A.03 Scale: 1/4" = 1' 0"



2 Right Elevation  
A.03 Scale: 1/4" = 1' 0"



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ELEVATIONS





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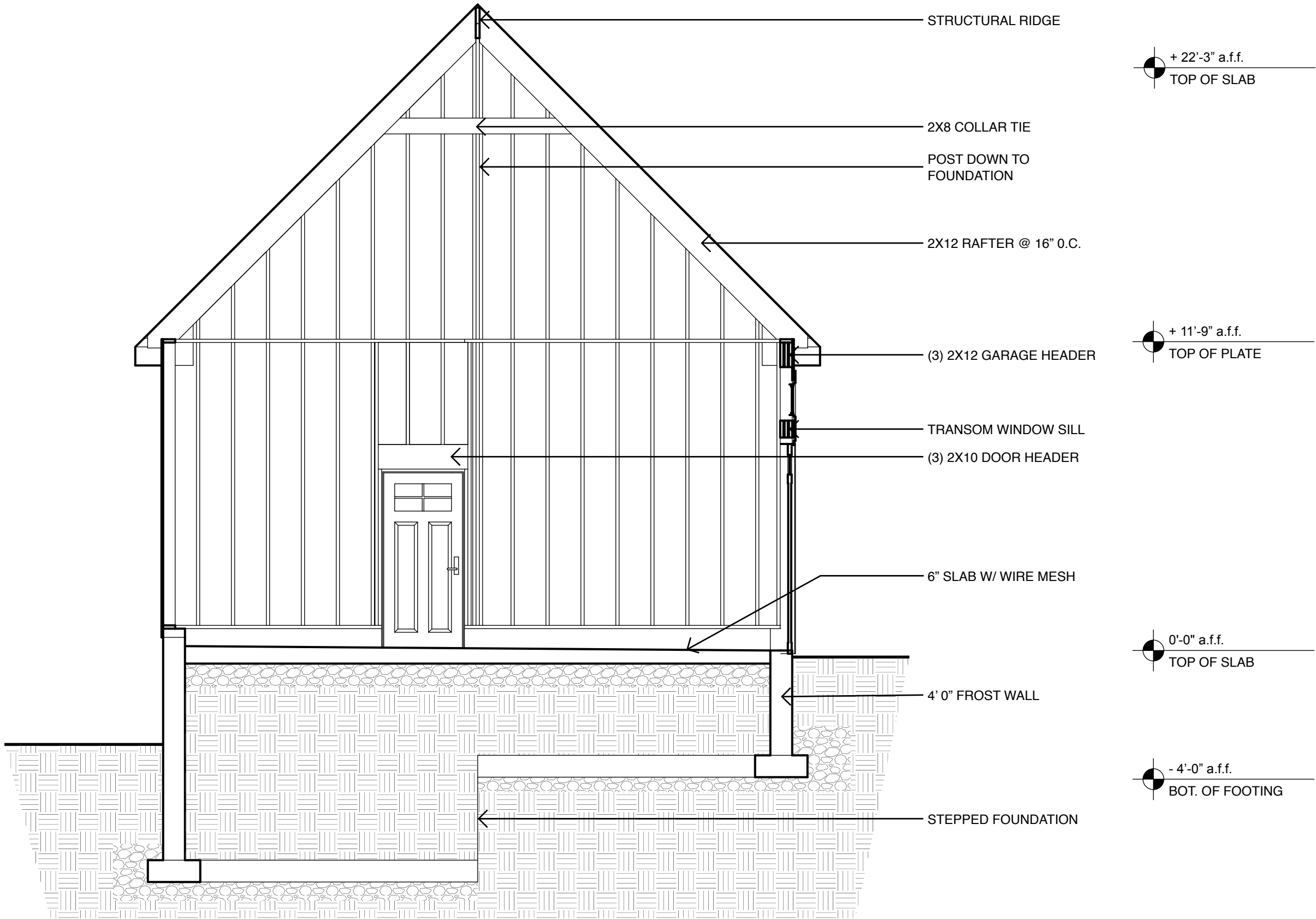
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SECTION AA

A.04



1 Section AA  
A.04 Scale: 1/4" = 1' 0"



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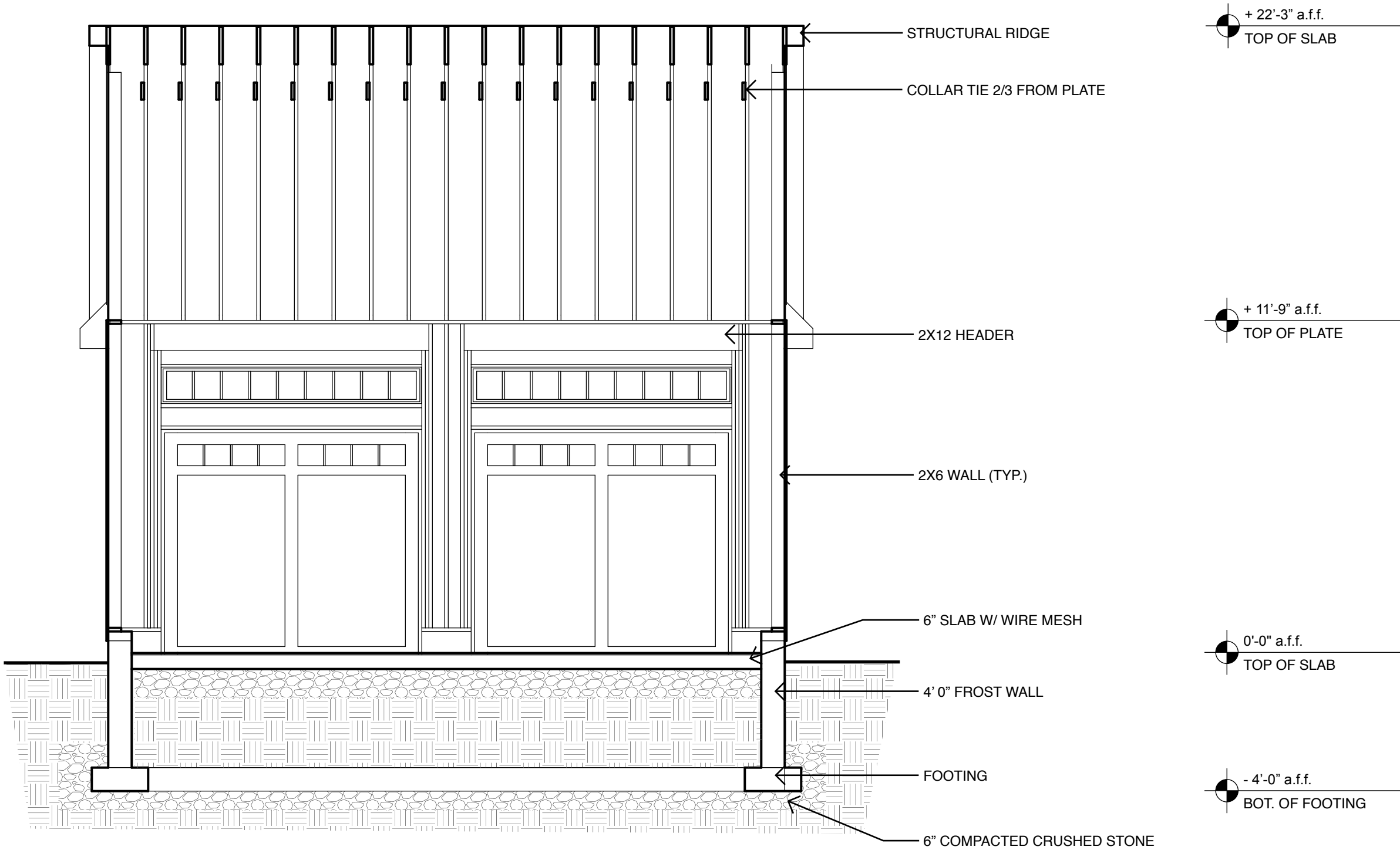
PROJECT NO.  
DUH1119

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11.15.19

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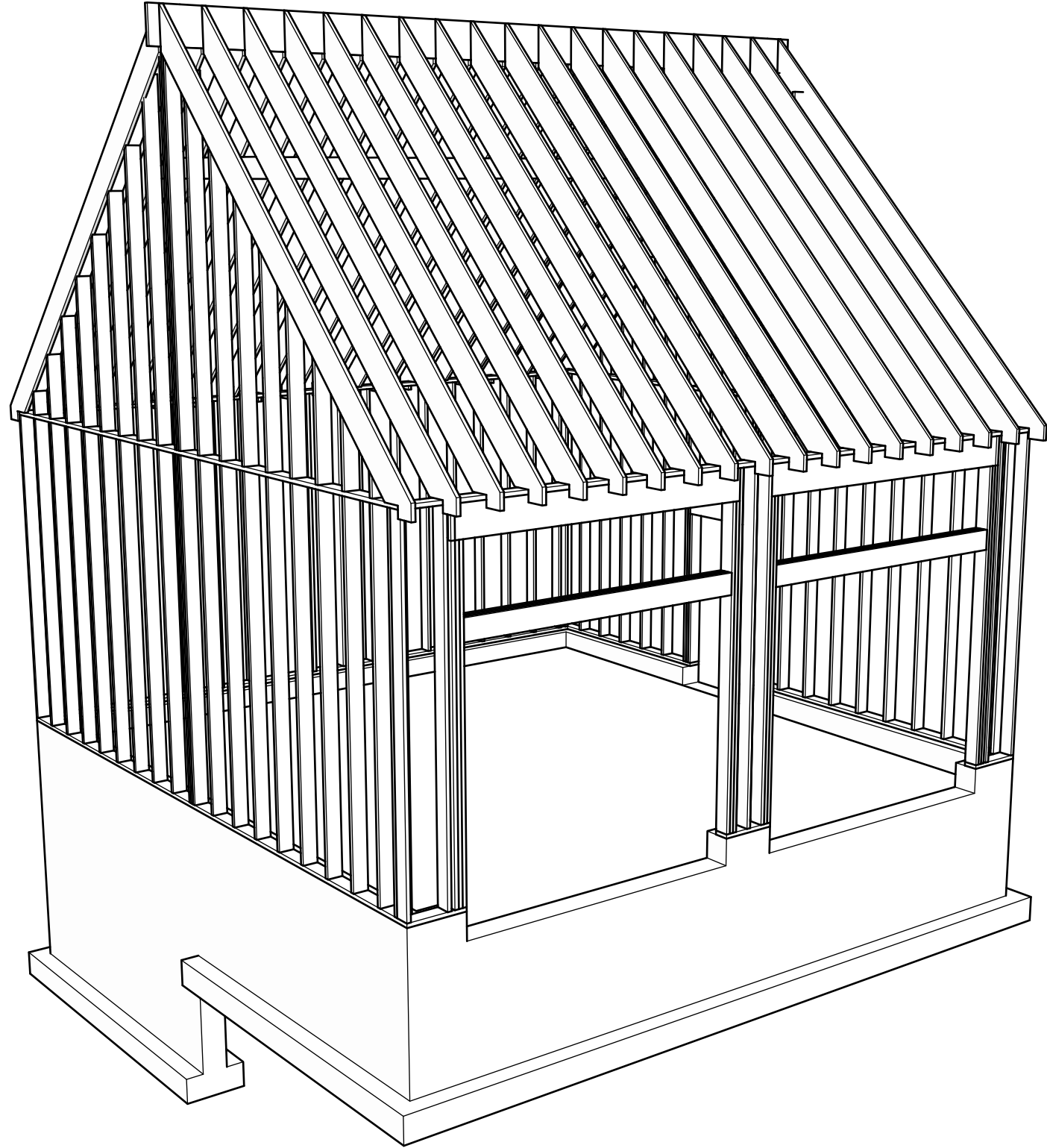
SECTION BB

A.05



1 Section BB  
A.05 Scale: 1/4" = 1' 0"





1 FRAMING PERSPECTIVE  
A.06 Scale: NTS



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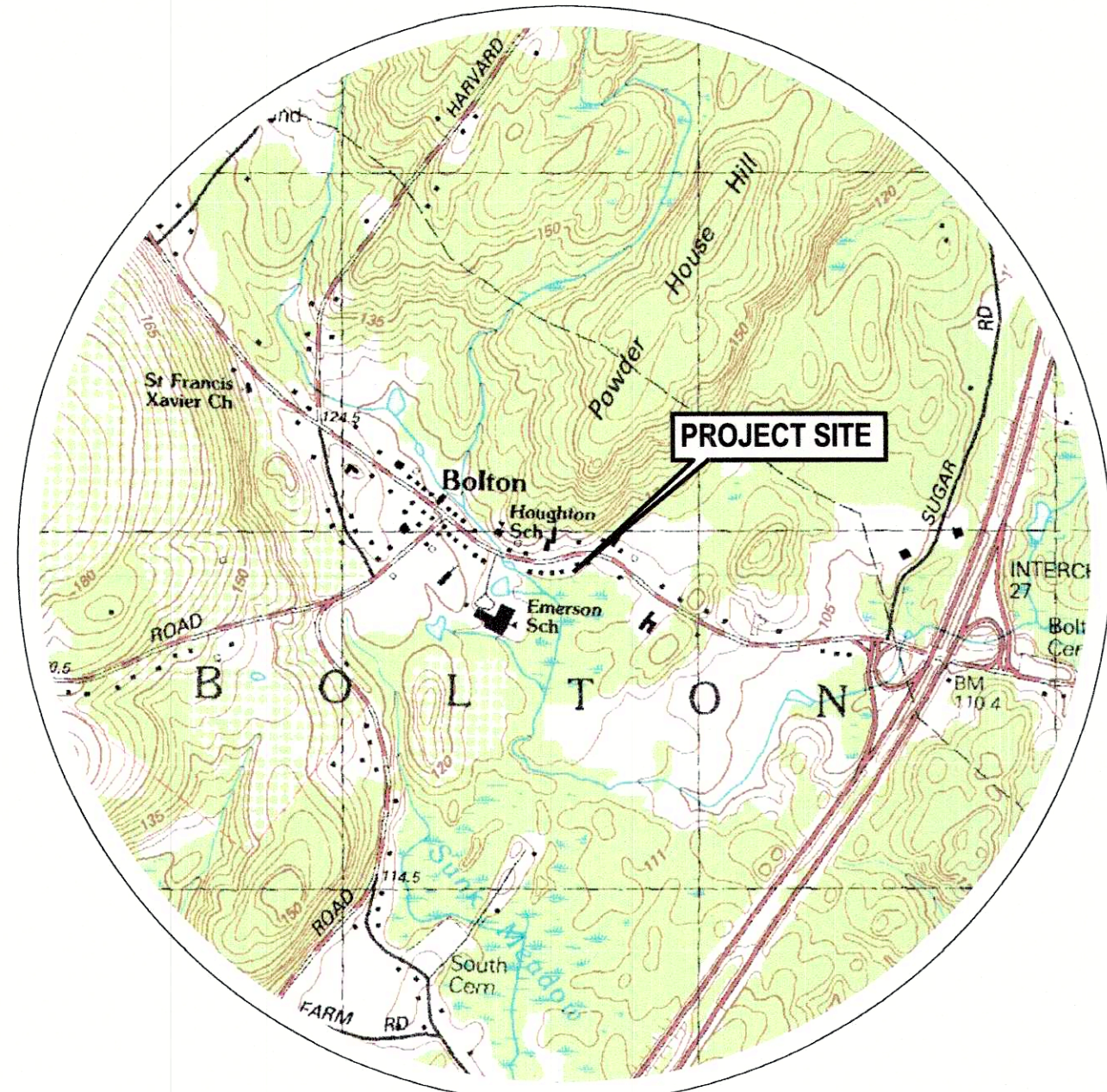
PROJECT  
Duhamme Carriage House  
PROJECT NO.  
DUH1119

ISSUE  
11.15.19  
DRAWN BY  
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FRAMING

A.06





LOCUS MAP

SCALE: 1" = 1,500'

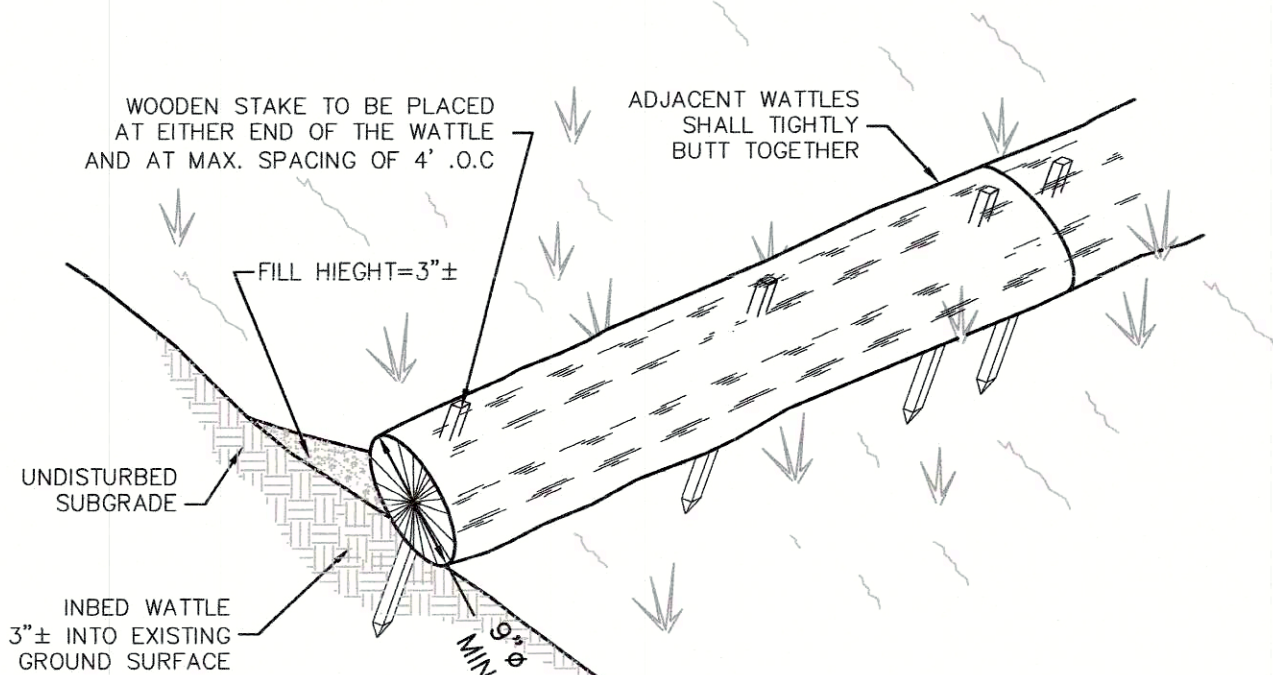
MAP 2 PARCEL 25  
DEED: BOOK 36498 PAGE 4

ZONING: RESIDENTIAL

	REQUIRED	EXISTING	PROPOSED
LOT AREA	80,000 SF	30,492± SF	30,492± SF
FRONTAGE	200'	138.4'	138.4'
SETBACKS		EXISTING GARAGE	PROPOSED GARAGE
FRONT YARD	50'	25.0'	25.0'
OTHER YARDS	20'	23.5'	23.5'

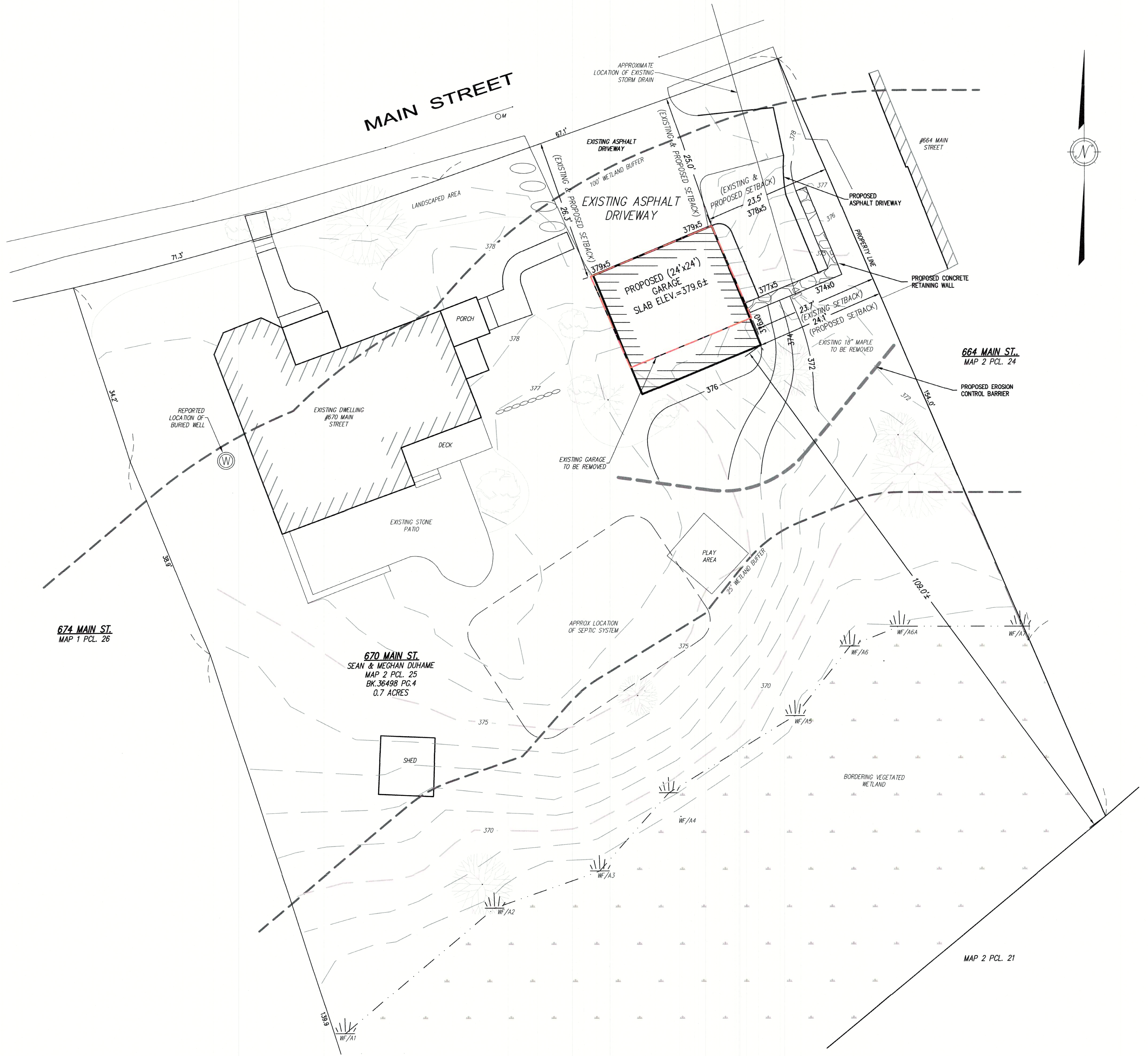
### GENERAL NOTES:

- TOPOGRAPHICAL INFORMATION SHOWN ON THIS PLAN WAS PREPARED BY DUCHARME & DILLIS CIVIL DESIGN GROUP, INC. BASED ON AN ON-THE-GROUND SURVEY. PROPERTY LINE INFORMATION SHOWN ON THIS PLAN WAS PREPARED BY DUCHARME & DILLIS CIVIL DESIGN GROUP, INC. BASED ON AN ON-THE-GROUND SURVEY AND RECORDED PLANS AND DEEDS.
- RESOURCE AREAS AS DEFINED BY THE MASSACHUSETTS WETLANDS PROTECTION ACT AND THE TOWN OF BOLTON WETLANDS BYLAW WERE DELINEATED BY DUCHARME & DILLIS CIVIL DESIGN GROUP, INC. IN MARCH & APRIL OF 2019.
- NONE OF THE SITE FALLS WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP EFFECTIVE DATE JULY 16, 2014 FOR THE TOWN OF BOLTON. FLOOD ZONE AE.
- THIS PLAN IS INTENDED TO DEPICT THE HORIZONTAL LOCATION OF A PROPOSED GARAGE.
- EXISTING WELL IS BURIED AND WAS NOT INSTRUMENT LOCATED.

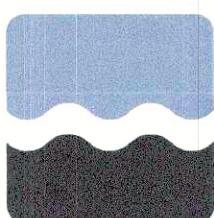


STRAW WATTLE

NOT TO SCALE



PREPARED BY:



**DUCHARME & DILLIS**

Civil Design Group, Inc.

CIVIL ENGINEERS • LAND SURVEYORS • WETLAND CONSULTANTS

1092 MAIN STREET, P.O. BOX 428  
BOLTON, MASSACHUSETTS 01740

PHONE: (978) 779-6091 FAX: (978) 779-0260

www.DucharmeandDillis.com

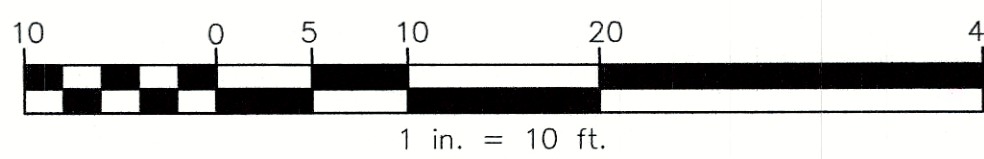
OWNER:

SEAN & MEGHAN DUHAME  
670 MAIN STREET  
BOLTON, MA

APPLICANT:

SEAN & MEGHAN DUHAME  
670 MAIN STREET  
BOLTON, MA

SCALE:



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DATE:

5/1/19

DESIGN BY:

SD

DRAWN BY:

SD

CHECKED BY:

SRD

### BUILDING PERMIT PLAN

670 MAIN STREET  
BOLTON, MA

NO.	DATE	DESCRIPTION	BY
1.	3/26/20	ADDED BURIED WELL LOCATION	SD

JOB NO.

6113

DRAWING NO.

6113

SHEET NO.

1

OF 1