



TOWN OF BOLTON
ASSESSORS OFFICE
TOWN HALL
663 MAIN STREET
BOLTON, MASSACHUSETTS 01740
PHONE (978) 779-5556 FAX (978) 779-5461

5/9/2022
Pol ck# 215

05/04/2022

Date of Application _____

REQUEST FOR LIST OF ABUTTERS

Effective August 24, 2004, anyone requesting a list of abutters must give at least three (3) working days notice. This notice will allow the Assessors Office sufficient time necessary to prepare the list of Abutters.

Effective July 1, 2004, the fee schedule is \$15 per certified abutters list.

**Please note that these fees apply to preparation of new list or verification or reverification of an existing list.*

Please indicate with a check

- _____ Immediate Abutters (Board of Selectmen)
X _____ Board of Appeals, Planning Board, Site Plan review - within 300 feet
_____ Conservation Commission within 100 feet or distance = _____ feet
_____ Planning Board for sub division - 500 feet
_____ Abutter to Abutter within distance of _____ feet


Map _____ 3D _____ Parcel(s) _____ 33.1 48

Scott Cionek

153 Long Hill Rd

Applicant (please print)

Location of Property


Signature of Applicant

05/04/22

153 Long Hill Rd

Mailing Address of Applicant

(617) 359-4874

Telephone Number

()

FAX Number

PLEASE NOTE: THIS ABUTTERS LIST IS VALID FOR SIX MONTHS



300 foot Abutters List Report

Bolton, MA
May 09, 2022

Subject Property:

Parcel Number: 003.D-0000-0048.0
CAMA Number: 003.D-0000-0048.0
Property Address: 153 LONG HILL RD

Mailing Address: CIONEK SCOTT P & FOLEY-CIONEK
MEGHAN
153 LONG HILL RD
BOLTON, MA 01740-

Abutters:

Parcel Number: 003.D-0000-0015.0
CAMA Number: 003.D-0000-0015.0
Property Address: 96 HUDSON RD

Mailing Address: BOLTON EQUINE CENTER LLC
84 SAMPSON RD
BOLTON, MA 01740-

Parcel Number: 003.D-0000-0042.0
CAMA Number: 003.D-0000-0042.0
Property Address: 188 HUDSON RD

Mailing Address: KLEIN HANNES P & SHARON S
P O BOX 333
BOLTON, MA 01740-

Parcel Number: 003.D-0000-0043.0
CAMA Number: 003.D-0000-0043.0
Property Address: 192 HUDSON RD

Mailing Address: JURNAK JOHN J & NEITLICH-JURNAK
MARLENE
P O BOX 414
BOLTON, MA 01740-

Parcel Number: 003.D-0000-0046.0
CAMA Number: 003.D-0000-0046.0
Property Address: 149 LONG HILL RD

Mailing Address: SHARMA SANJAY & SUSAN M
149 LONG HILL RD
BOLTON, MA 01740-

Parcel Number: 003.D-0000-0047.0
CAMA Number: 003.D-0000-0047.0
Property Address: 151 LONG HILL RD

Mailing Address: SILEN KEVIN & MELISSA
151 LONG HILL RD
BOLTON, MA 01740-

Parcel Number: 003.D-0000-0049.0
CAMA Number: 003.D-0000-0049.0
Property Address: 155 LONG HILL RD

Mailing Address: SULLIVAN MICHAEL & ERIN
155 LONG HILL RD
BOLTON, MA 01740-

Parcel Number: 003.D-0000-0050.0
CAMA Number: 003.D-0000-0050.0
Property Address: 0 LONG HILL RD

Mailing Address: ETTINGER KURT
223 LONG HILL RD
BOLTON, MA 01740-

Parcel Number: 003.E-0000-0007.0
CAMA Number: 003.E-0000-0007.0
Property Address: 170 LONG HILL RD

Mailing Address: SPRAGUE MARK A & LAURIE M
170 LONG HILL RD
BOLTON, MA 01740-

Parcel Number: 003.E-0000-0008.0
CAMA Number: 003.E-0000-0008.0
Property Address: 186 LONG HILL RD

Mailing Address: SLUYSKI MICHAEL & HARROD LINDA K
186 LONG HILL RD
BOLTON, MA 01740-

Parcel Number: 003.E-0000-0066.0
CAMA Number: 003.E-0000-0066.0
Property Address: 177 LONG HILL RD

Mailing Address: MCCORMACK JOHN B & LISA J
177 LONG HILL RD
BOLTON, MA 01740-



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

5/9/2022

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300 foot Abutters List Report

Bolton, MA
May 09, 2022

Parcel Number: 003.E-0000-0068.0
CAMA Number: 003.E-0000-0068.0
Property Address: 167 LONG HILL RD

Mailing Address: OWEN ANDREW P
167 LONG HILL RD
BOLTON, MA 01740-1421

Parcel Number: 004.D-0000-0052.0
CAMA Number: 004.D-0000-0052.0
Property Address: 147 LONG HILL RD

Mailing Address: CILLEY MATTHEW ROBERT & LAUREN
ANNE MCNAMARA CILLEY
147 LONG HILL RD
BOLTON, MA 01740-

Parcel Number: 004.E-0000-0008.0
CAMA Number: 004.E-0000-0008.0
Property Address: 154 LONG HILL RD

Mailing Address: ENGELMANN EDWARD M LINDA M S
ENGELMANN
154 LONG HILL RD
BOLTON, MA 01740-

Parcel Number: 004.E-0000-0033.0
CAMA Number: 004.E-0000-0033.0
Property Address: 164 LONG HILL RD

Mailing Address: ERIKSEN KEVIN S & ERIN E
164 LONG HILL RD
BOLTON, MA 01740-

As set forth in the Assessor's records as of January 1, 2022.

Kelly Garlock
Assistant Assessor



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5/9/2022

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May 9, 2022



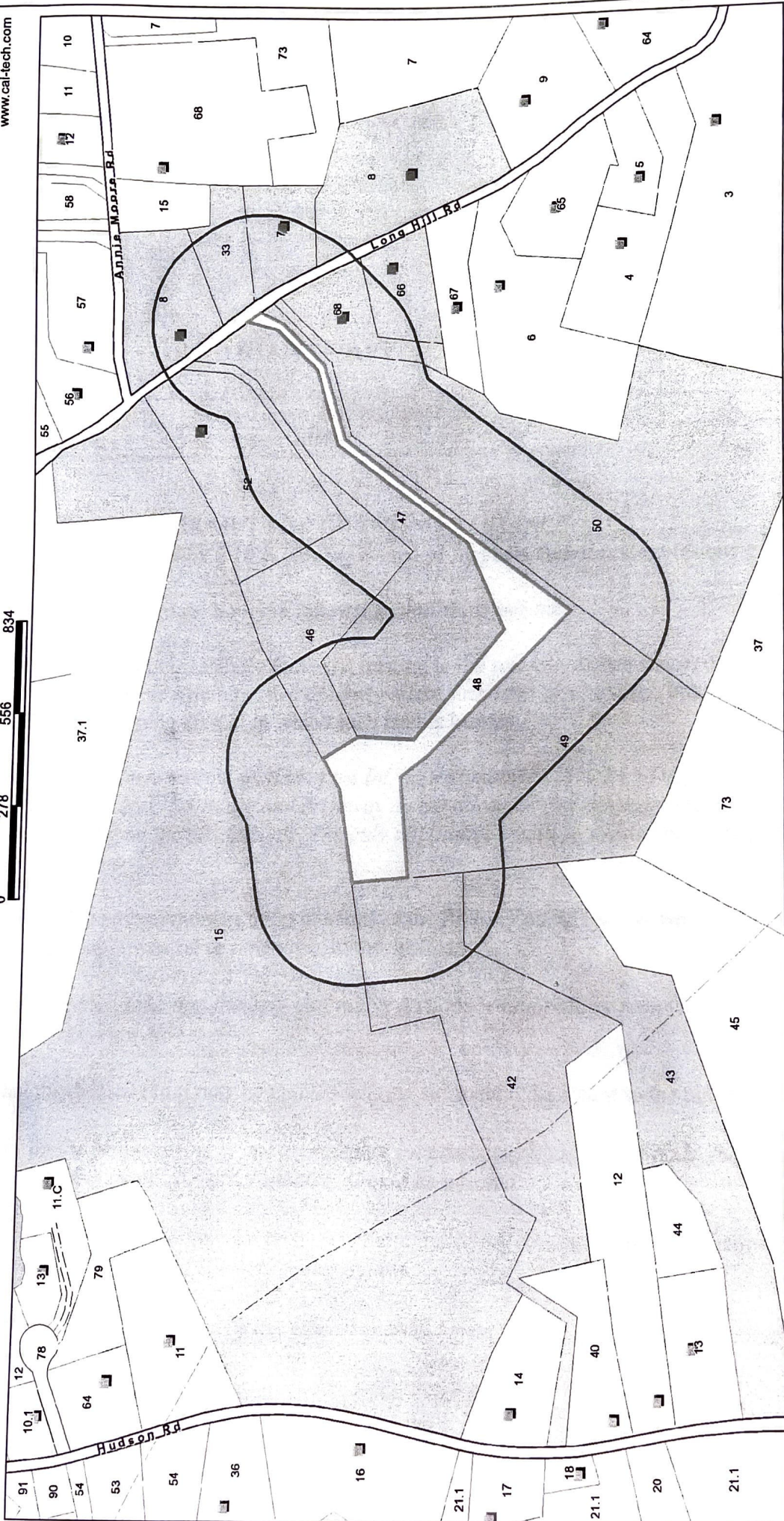
Bolton, MA

1 inch = 278 Feet



CAI Technologies
Town of Bolton, MA

www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



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

* FOR VARIANCE APPLICATIONS ONLY *

Applicant/Petitioner:	Scott Cionek and Meghan Foley-Cionek
Property address:	153 Long Hill Rd

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 house is placed on a narrow section of the lot, approximately 170' wide. Despite the overall area of 4.5 acres, the house and driveway do not allow for any addition on the side without encroaching on the 50' setback. The only alternative would be toward the back on which a deck resides.

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

Substantial financial hardship, the only alternative location would require removing a deck that is less than 5 years old.

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

The abutter on the property line in question cannot even be seen through the woods, they are several hundred feet away. No other abutters should be affected.

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

The abutters will not be impacted by the modest encroachment as they are far from the planned build site.



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

TOWN CLERK

APPLICATION FOR HEARING




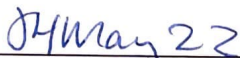
PART I. Background Information (Provided by Applicant to the Town Clerk):

Applicant/Petitioner:	Scott Cionek and Meghan Foley-Cionek
Address of applicant:	153 Long Hill Rd
Applicant is:	X -Owner <input type="checkbox"/> -Tenant <input type="checkbox"/> -Licensee <input type="checkbox"/> -Prospective Buyer
Property address:	153 Long Hill Rd
Assessor Map/Parcel Number of property	3.D-33.1
Deed reference(s):	Book <u>58167</u> Page <u>136</u>
Owner name (if person other than applicant)	
Owner address:	153 Long Hill Rd Bolton, MA 01740
Owner telephone number:	Scott - 617-359-4874, Meghan - 617-797-0210
Application & all other materials and fee for:	X -Variance, \$100 + \$6 per abutter on certified abutters list <input 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)

Description of problem for which relief is sought:	Variance seeking relief from Section 2.3.5.5(e), 50' setback on backland lots. This variance would allow a 4-season sunroom on the north side of the house which encroaches on the setback on the side yard.
Applicable section(s) of Zoning Bylaws or other reference for consideration by Board of Appeals:	Section 2.3.5.5(e) – “No structure shall be erected within 50 feet of any lot line.”
Justification for request: (attach additional information if necessary)	The only alternative location would require removal of a deck that is less than 5 years old.

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)	 _____ Date
 _____ Property Owner's Signature (REQUIRED)	 _____ 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.