



# 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):*

Applicant/Petitioner:	Thomas Broomfield
Address of applicant:	146 Still River Rd
Applicant is:	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> -Tenant <input type="checkbox"/> -Licensee <input type="checkbox"/> -Prospective Buyer
Property address:	113 Still River Rd
Assessor Map/Parcel Number of property	Map 6 A    Parcel 5
Deed reference(s):	Book <u>13911</u> Page <u>354</u>
Owner name (if person other than applicant)	
Owner address:	Same
Owner telephone number:	978-944-2694
Application & all other materials and fee for:	<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)



# 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:	Thomas Brownfield
Property address:	113 Still River 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.


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.

Reducing office space and adding a one bedroom apartment. The footprint of the building will not change. Two doors will be added as well as changing window position.

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

There are two apartments in the building now. There is a two bedroom unit and a one bedroom unit that was granted last year. The office space will be kept but reduced in size.

<b>Description of problem for which relief is sought:</b>	Allowing an additional living space making this property to have three living space and commercial space. The commercial space is presently an office.	
<b>Applicable section(s) of Zoning Bylaws or other reference for consideration by Board of Appeals:</b>		
<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> <p>  <span style="float: right;">9-19-23</span> </p> <p> Property Owner's Signature (REQUIRED) <span style="float: right;">Date</span> </p> <p> Property Owner's Signature (REQUIRED) <span style="float: right;">Date</span> </p> <p> Applicant's Signature (if different from owner) <span style="float: right;">Date</span> </p>		

**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.**











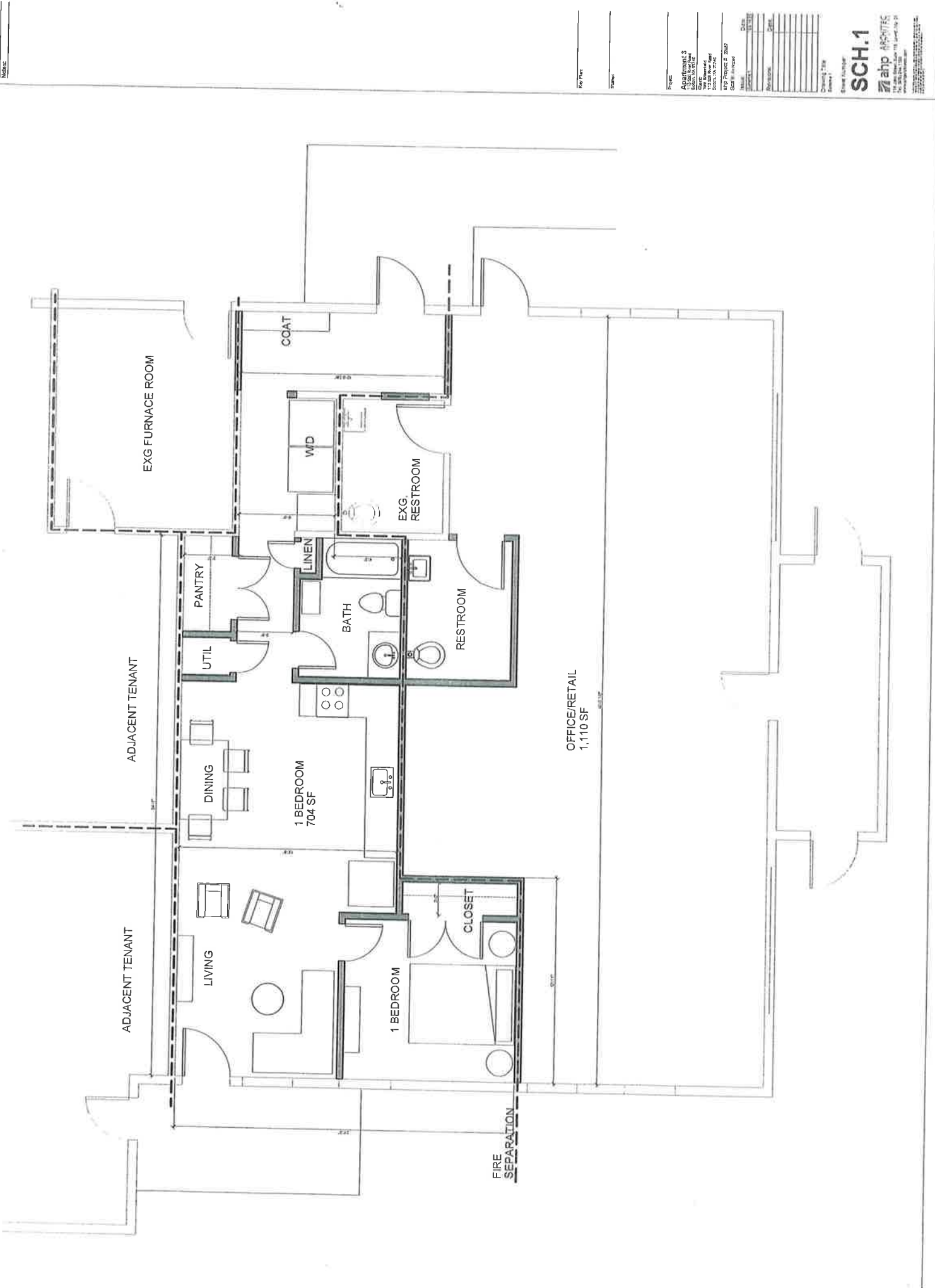








Notes:



Key Plan

Notes

Project	Apartment 3
Client	ABC Properties
Architect	ABC Architects
Engineer	ABC Engineers
Interior Designer	ABC Interiors
Construction Manager	ABC Construction
General Contractor	ABC Contractors
MEP Contractor	ABC MEP
Electrical Contractor	ABC Electrical
Plumbing Contractor	ABC Plumbing
HVAC Contractor	ABC HVAC
Fire Protection Contractor	ABC Fire Protection
Security Contractor	ABC Security
Landscaping Contractor	ABC Landscaping
Signage Contractor	ABC Signage
IT Contractor	ABC IT
Telecommunications Contractor	ABC Telecom
Specialty Contractor	ABC Specialty
Other Contractor	ABC Other
Owner	ABC Owner
Architect's Representative	ABC Architect's Rep
Engineer's Representative	ABC Engineer's Rep
Interior Designer's Representative	ABC Interior Designer's Rep
Construction Manager's Representative	ABC Construction Manager's Rep
General Contractor's Representative	ABC General Contractor's Rep
MEP Contractor's Representative	ABC MEP Contractor's Rep
Electrical Contractor's Representative	ABC Electrical Contractor's Rep
Plumbing Contractor's Representative	ABC Plumbing Contractor's Rep
HVAC Contractor's Representative	ABC HVAC Contractor's Rep
Fire Protection Contractor's Representative	ABC Fire Protection Contractor's Rep
Security Contractor's Representative	ABC Security Contractor's Rep
Landscaping Contractor's Representative	ABC Landscaping Contractor's Rep
Signage Contractor's Representative	ABC Signage Contractor's Rep
IT Contractor's Representative	ABC IT Contractor's Rep
Telecommunications Contractor's Representative	ABC Telecom Contractor's Rep
Specialty Contractor's Representative	ABC Specialty Contractor's Rep
Other Contractor's Representative	ABC Other Contractor's Rep

Drawing Title

Sheet 1

Scale

Notes

Project

Client

Architect

Engineer

Interior Designer

Construction Manager

General Contractor

MEP Contractor

Electrical Contractor

Plumbing Contractor

HVAC Contractor

SCH.1

apb ARCHITECTS

1000 10th Ave NW, Suite 1000

Atlanta, GA 30309

404.525.1234

www.apbarchitects.com

© 2013 apb ARCHITECTS

ALL RIGHTS RESERVED

NO PART OF THIS DOCUMENT

SHALL BE REPRODUCED

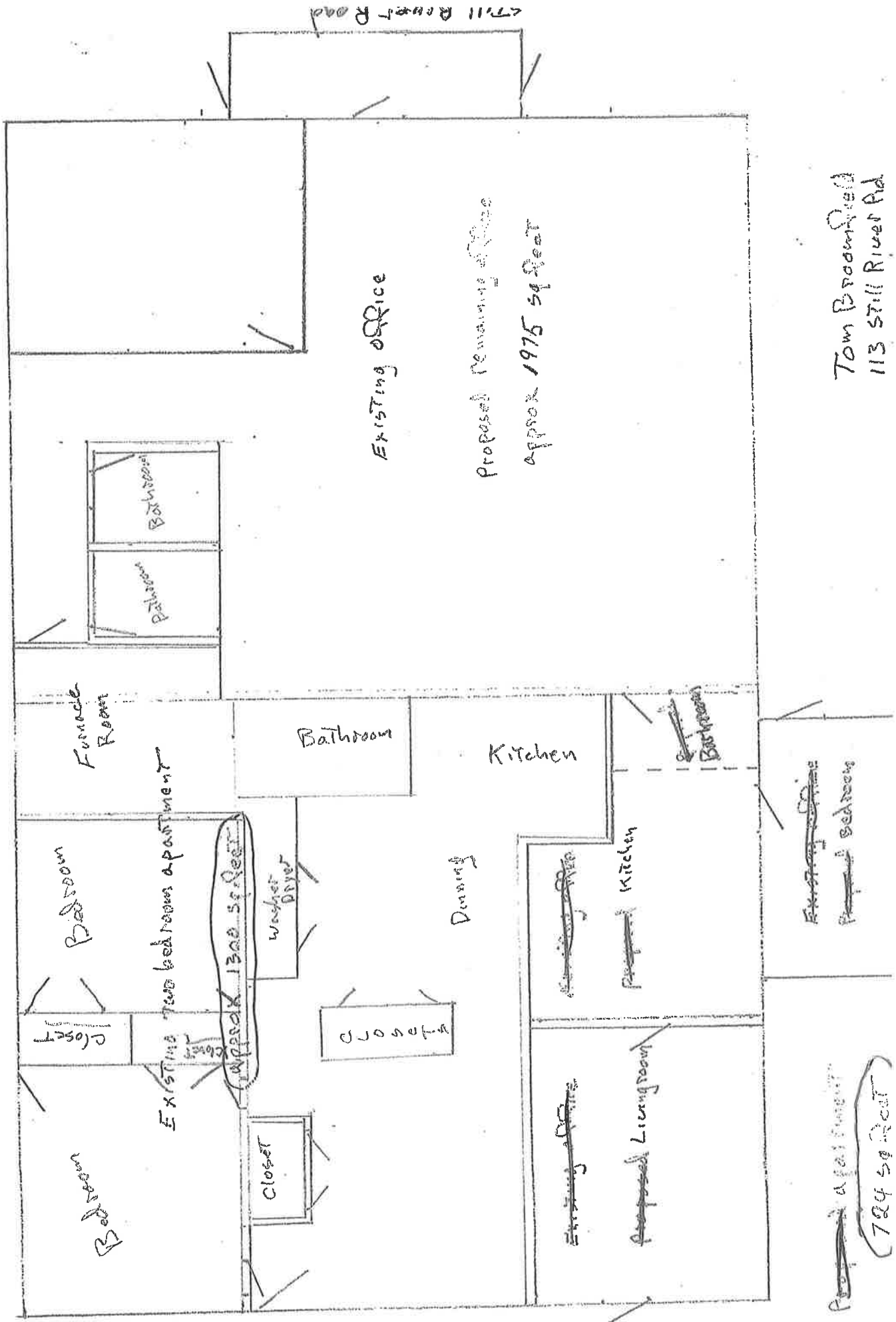
WITHOUT WRITTEN



2022

# 2022 Drawing

scale 1" = 100"



Tom Broomfield  
113 Still River Rd

PROPOSED two bedroom  
724 sq ft





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

Date of Application

9/7/2023

### 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)
- ☒ 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 6A Parcel(s) 5

Thomas Broomfield  
Applicant (please print)

113 Still River Rd  
Location of Property

Thomas Broomfield  
Signature of Applicant

146 Still River Rd  
Mailing Address of Applicant

(978) 944-2694 ( )  
Telephone Number FAX Number

PLEASE NOTE: THIS ABUTTERS LIST IS VALID FOR SIX MONTHS





# 300 foot Abutters List Report

Bolton, MA

September 07, 2023

## Subject Property:

Parcel Number: 006.A-0000-0005.0  
CAMA Number: 006.A-0000-0005.0  
Property Address: 113 STILL RIVER RD

Mailing Address: BROOMFIELD THOMAS L  
P O BOX 157  
BOLTON, MA 01740-

---

## Abutters:

Parcel Number: 006.A-0000-0003.0  
CAMA Number: 006.A-0000-0003.0  
Property Address: 99 STILL RIVER RD

Mailing Address: BROOMFIELD DONNA M  
P O BOX 157  
BOLTON, MA 01740-

Parcel Number: 006.A-0000-0004.0  
CAMA Number: 006.A-0000-0004.0  
Property Address: 125 STILL RIVER RD

Mailing Address: DAVIS FARM TRUST JONATHAN DAVIS  
P O BOX 305  
BOLTON, MA 01740-

Parcel Number: 006.A-0000-0006.0  
CAMA Number: 006.A-0000-0006.0  
Property Address: 91 STILL RIVER RD

Mailing Address: LEBARON MARC A DONNA LEBARON  
91 STILL RIVER RD  
BOLTON, MA 01740-

Parcel Number: 006.A-0000-0017.0  
CAMA Number: 006.A-0000-0017.0  
Property Address: STILL RIVER RD

Mailing Address: COMMONWEALTH OF MASSACHUSETTS  
DIVISION F FISHERIES & WILDLIFE  
100 CAMBRIDGE ST  
BOSTON MA 02202

As set forth in the Assessor's records as of January 1, 2023.

Kelly Garlock  
Assistant Assessor



www.cai-tech.com

9/7/2023

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.

Page 1 of 1





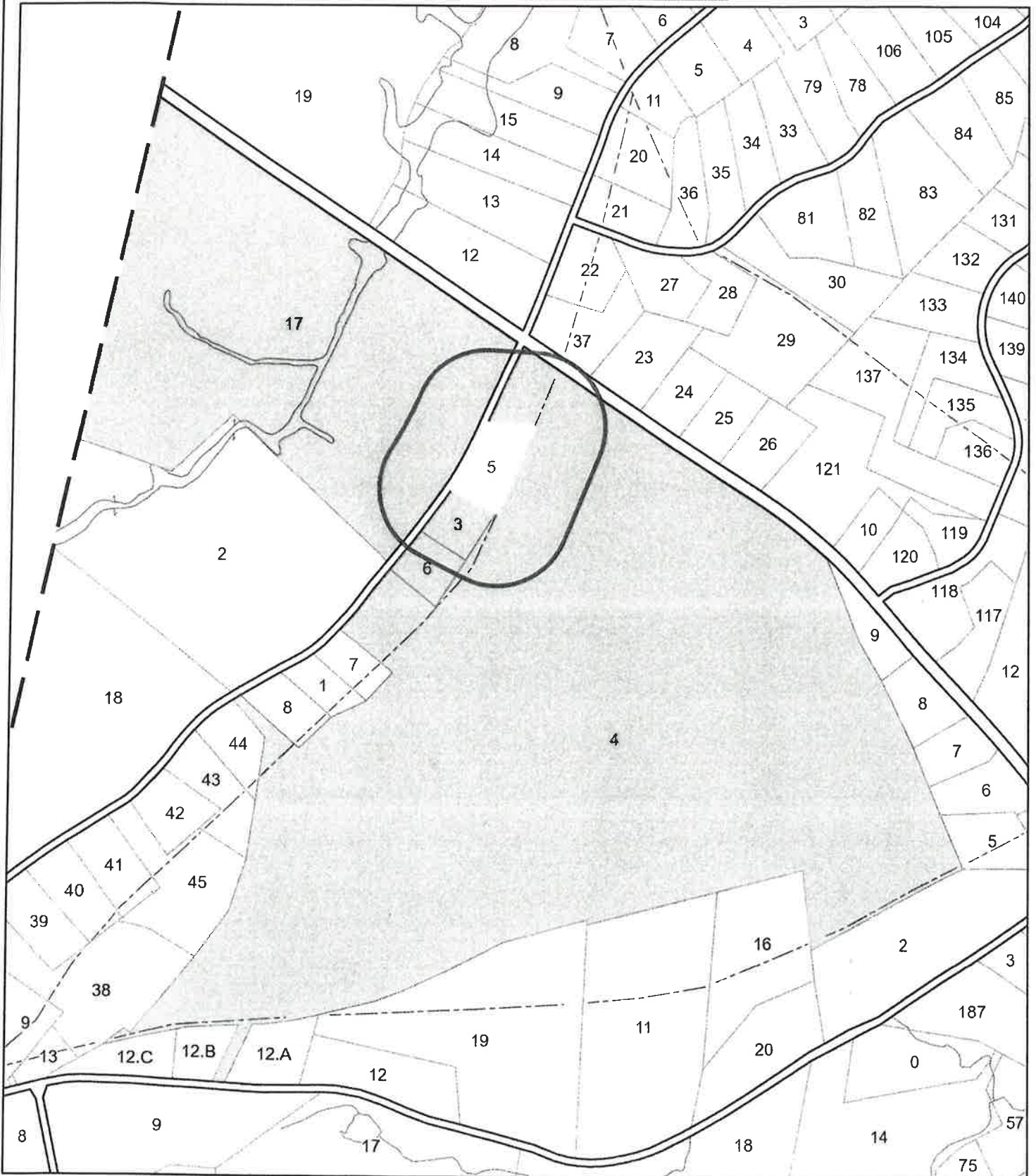
Bolton, MA

1 inch = 555 Feet



www.cai-tech.com

September 7, 2023



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.



BROOMFIELD DONNA M  
P O BOX 157  
BOLTON, MA 01740-

DAVIS FARM TRUST  
JONATHAN DAVIS  
P O BOX 305  
BOLTON, MA 01740-

LEBARON MARC A  
DONNA LEBARON  
91 STILL RIVER RD  
BOLTON, MA 01740-

Commonwealth of Mass  
Division of Fisheries & Wildlife  
100 Cambridge St  
Boston MA 02202

Commonwealth of Mass  
Division of Fisheries & Wildlife  
100 Cambridge St  
Boston MA 02202

LEBARON MARC A  
DONNA LEBARON  
91 STILL RIVER RD  
BOLTON, MA 01740-

DAVIS FARM TRUST  
JONATHAN DAVIS  
P O BOX 305  
BOLTON, MA 01740-

BROOMFIELD DONNA M  
P O BOX 157  
BOLTON, MA 01740-