

Legal Notice Public Hearing

In accordance with Massachusetts General Laws Chapter 40A, Section 11 and Chapter 41, Sections 81-T and 81-U, notice is hereby given that the Bolton Planning Board will hold a public hearing on **Wednesday, August 16, 2023 at 7:00 p.m.** via Zoom Video Communications, Inc. (Zoom) to hear and act upon the application of Thomas Broomfield of 146 Still River Road for a Special Permit for property identified on Bolton's Assessor's Map 6.A as Parcel 14 located on Still River Road Road in Bolton's Residential Zoning District. The Applicant is seeking a Detached Accessory Dwelling Unit (ADU).

The public hearing will be conducted via remote participation pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18 and Chapter 107 of the Acts of 2022. Login information is provided below and is posted to the town calendar on the homepage of Bolton's website at www.townofbolton.com.

The complete application can be reviewed at the Office of the Town Clerk at 663 Main Street, Bolton, MA 01740.

Join Zoom Meeting

<https://us02web.zoom.us/j/82078616874?pwd=bzhOeGVFTE4wZHY2Q1RqM0ZxNmdUQT09>

Meeting ID: 820 7861 6874

Passcode: 599245

One tap mobile

+13017158592,,82078616874#

Dial by your location

• +1 301 715 8592

From: Ch. 40A §9 "Each application for a special permit shall be filed by the petitioner with the city or town clerk and a copy of said application, including the date and time of filing certified by the city or town clerk, shall be filed forthwith by the petitioner with the special permit granting authority.

**Detached Accessory Apartment
Application Form for Special Permit**

Bolton, Mass 6-26 2023
(Date of Filing)

Name of Applicant: Thomas Broomfield

Address: 146 Still River Rd

Phone: 978-944-2694 ^{cell} Email Address: tbroomfield@broomfieldusa.com

Applicant is (check one): Owner ☒ Agent ☐ Prospective Buyer ☐

Recorded in: Book No. 61467 Page 336 of the Worcester Registry of Deeds.

Bolton Assessor's Map and Parcel: 6A 14

Location and Description of Property (include zoning district(s)): 160 Still River Rd

Lot Frontage: 206.97 feet

Lot Area: 130,700 [±] Square Feet

Owner's Name: Broomfield Labs. Inc

Address: 146 Still River Rd - Tom Broomfield President home address

Phone: 978-944-2694 ^{cell} Email Address: tbroomfield@broomfieldusa.com

Description of Detached Accessory Apartment Requiring a Special Permit (attach additional sheets if needed):

See separate sheet

Signed: Thomas Broomfield

Date Received June 26, 2023

By Pamela Powell

Fee Paid OK #13918154

UNV80102

Laser / Inkjet printer labels

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

BROOMFIELD LABORATORY
11 SPRUCE ST
LEOMINSTER, MA 01453-

FREEDMAN CURTIS
3 KETTLE HOLE RD
BOLTON, MA 01740-

HUAMAN DENNIS E & THERESE
165 STILL RIVER RD
BOLTON, MA 01740-

JOSEPH BARRY S & GAYLE D
138 STILL RIVER RD
BOLTON, MA 01740-

MARSHALL PETER & KIMBERLY
6 KETTLE HOLE RD
BOLTON, MA 01740-

NAPOLI PATRICK T & KATHRY
11 KETTLE HOLE RD
BOLTON, MA 01740-

SCUDIERE JOHN D & MARGARE
176 STILL RIVER RD
BOLTON, MA 01740-

SMITH DERRICK G & MELANIE
170 STILL RIVER RD
BOLTON, MA 01740-

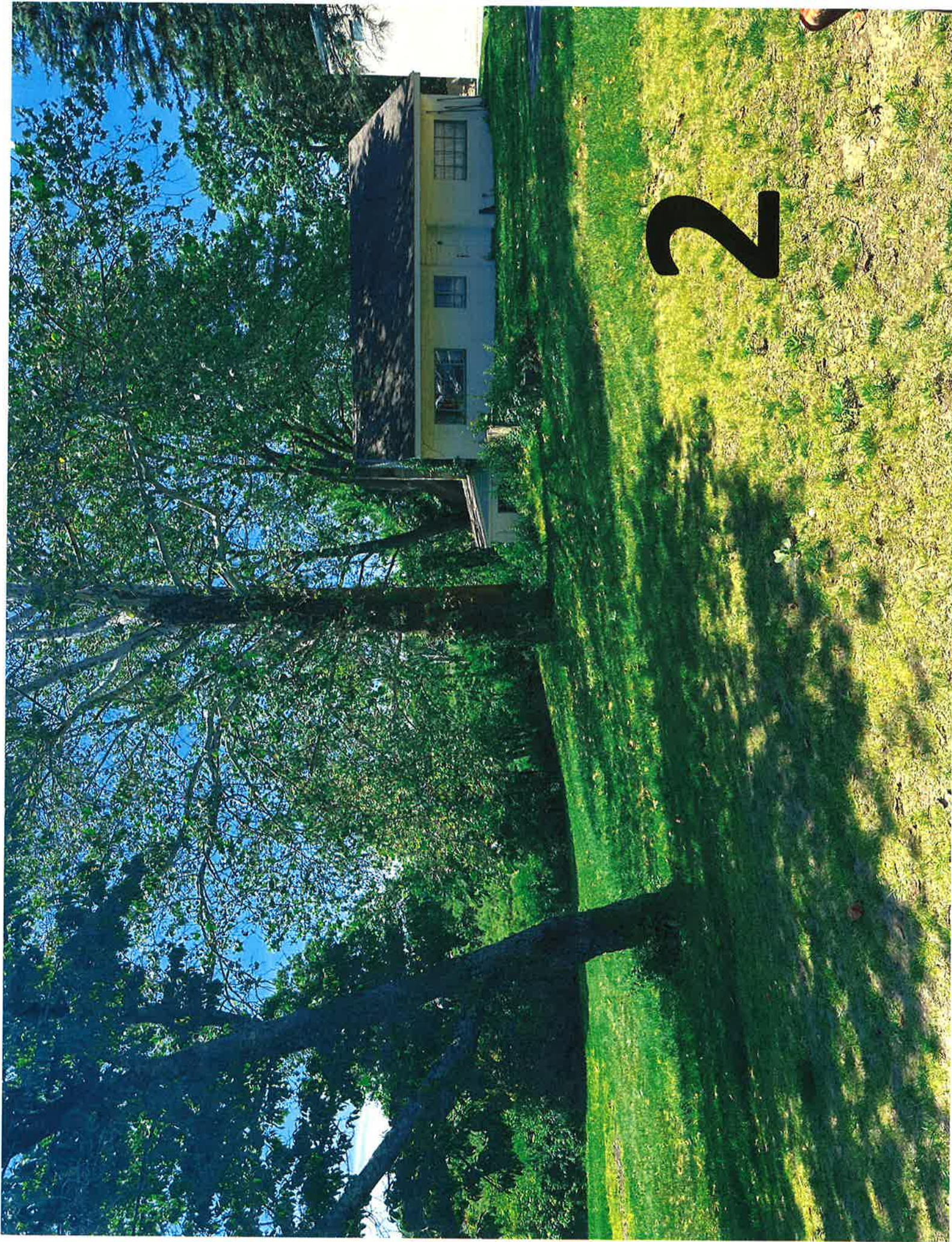
NEED
CLARI
LABEL

www.universal-labels.com
2400-1000-1000
if placed
your way

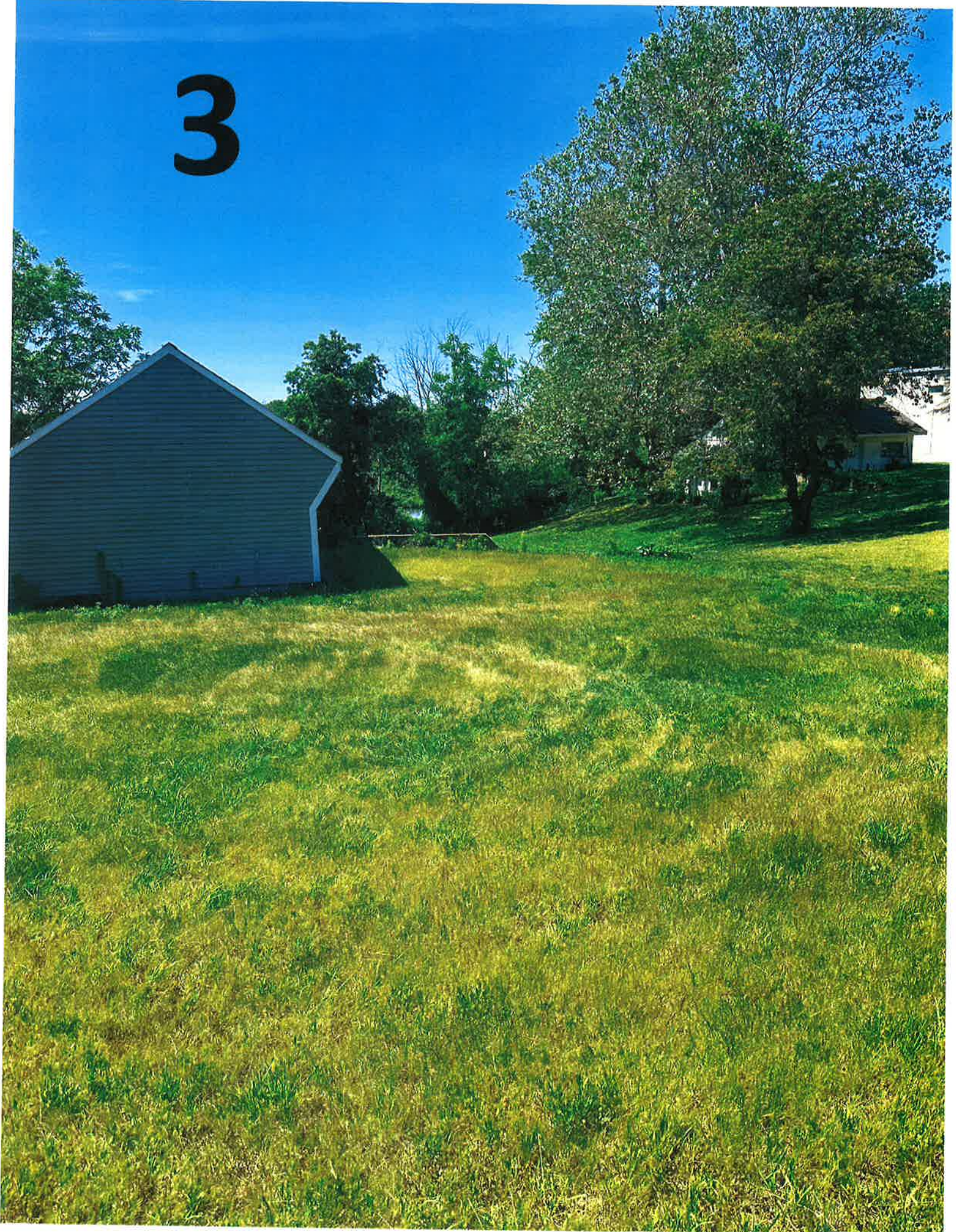
Same size as Avery® 5160®

universal.

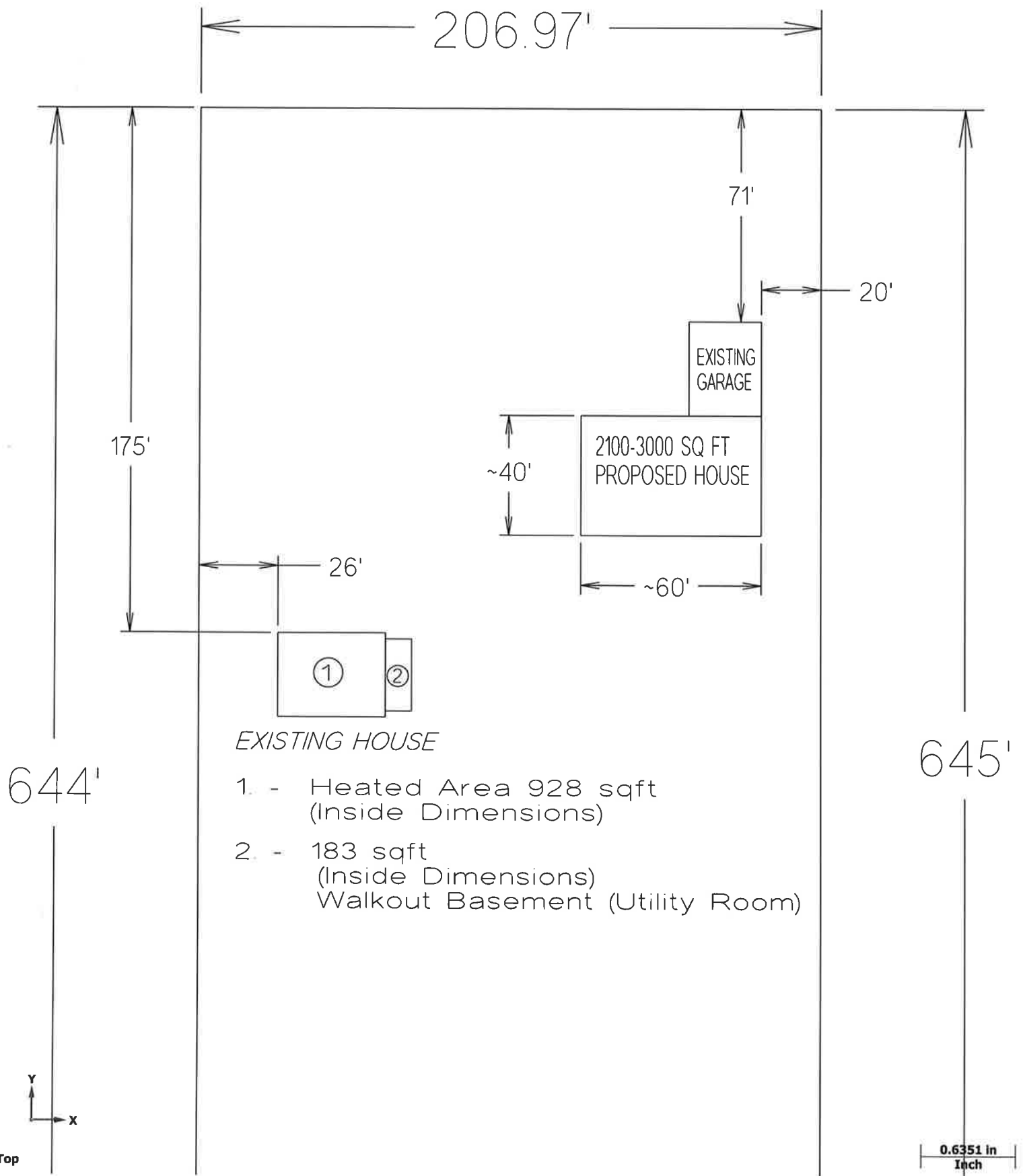
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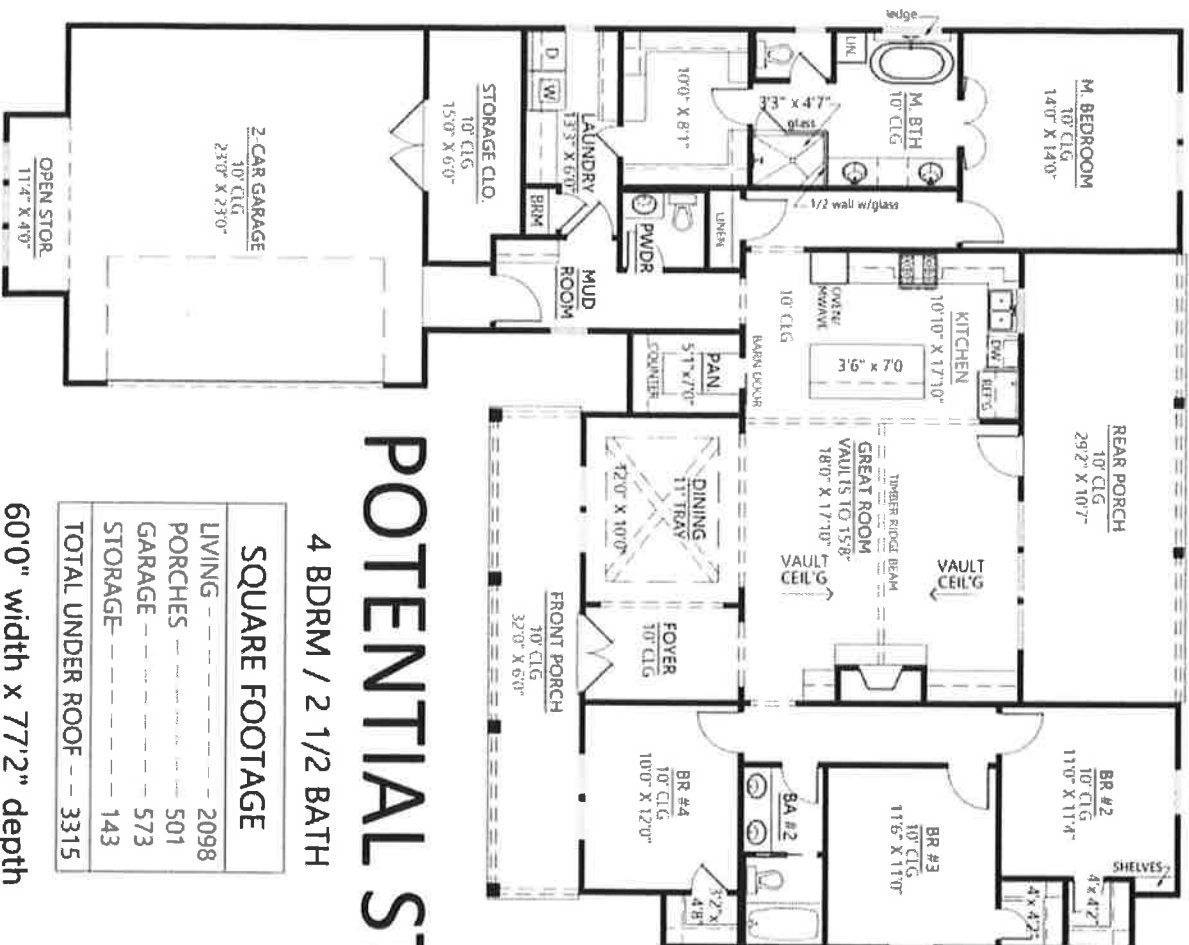


3



160 STILL RIVER RD - BOLTON MA





POTENTIAL STYLE/SIZE

4 BDRM / 2 1/2 BATH

SQUARE FOOTAGE	
LIVING	2098
PORCHES	501
GARAGE	573
STORAGE	143
TOTAL UNDER ROOF	3315

60'0" width x 77'2" depth

POTENTIAL HOUSE STYLE





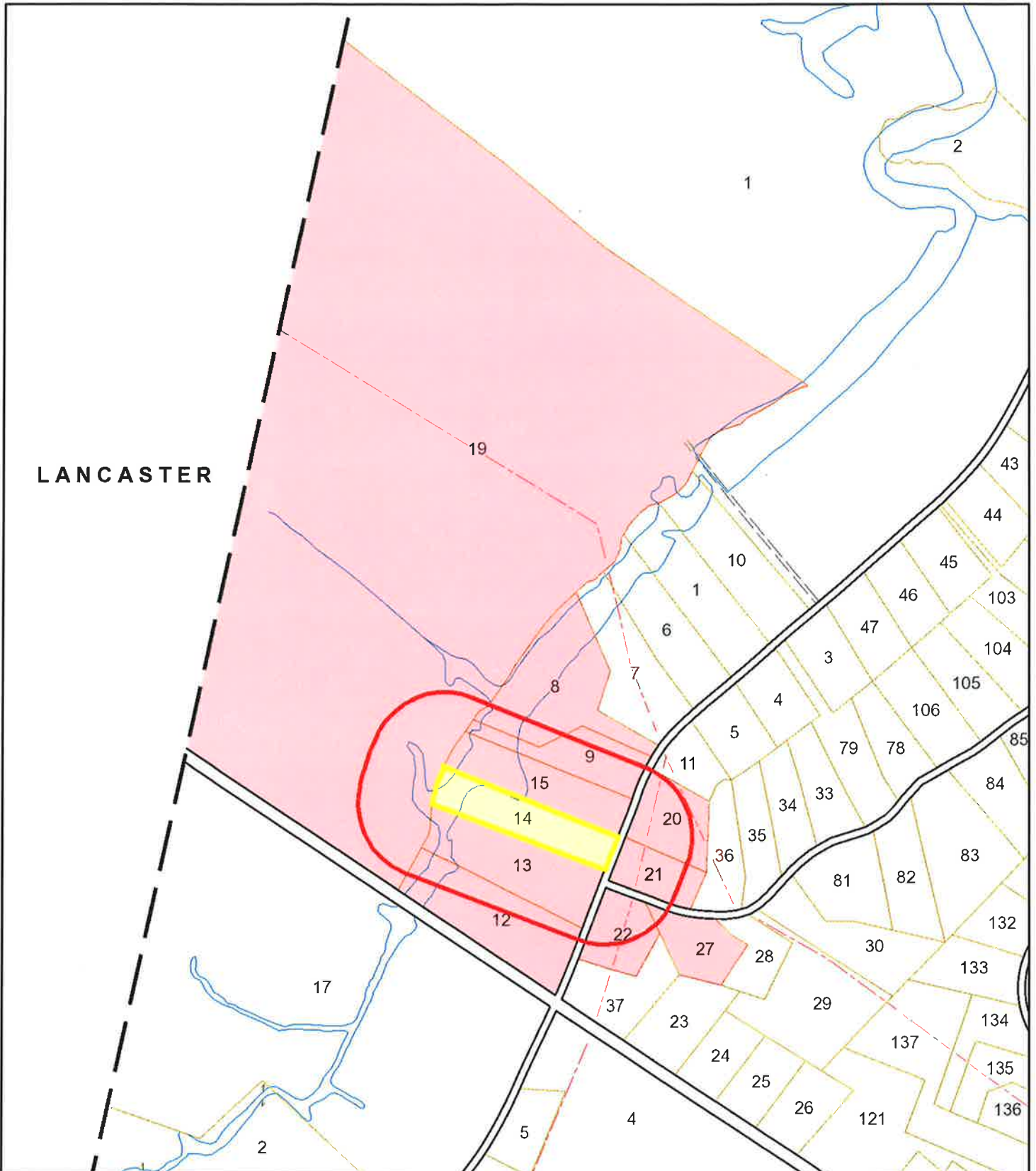
Bolton, MA

1 inch = 555 Feet



June 5, 2023

www.cai-tech.com



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

Date of Application 6-5-23

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Please indicate with a check

- ☐ Immediate Abutters (Board of Selectmen)
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Map 6.A Parcel(s) 14

Thomas Broomfield 160 Still River Rd
Applicant (please print) Location of Property
Broomfield Labs Inc
Thomas Broomfield
Signature of Applicant

146 Still River Rd 978, 944-2694
Mailing Address of Applicant Telephone Number FAX Number

PLEASE NOTE: THIS ABUTTERS LIST IS VALID FOR SIX MONTHS



300 foot Abutters List Report

Bolton, MA
June 05, 2023

Subject Property:

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LEOMINSTER, MA 01453-

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BOLTON, MA 01740-

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BOLTON, MA 01740-

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

Kelly Garlock
Assistant Assessor

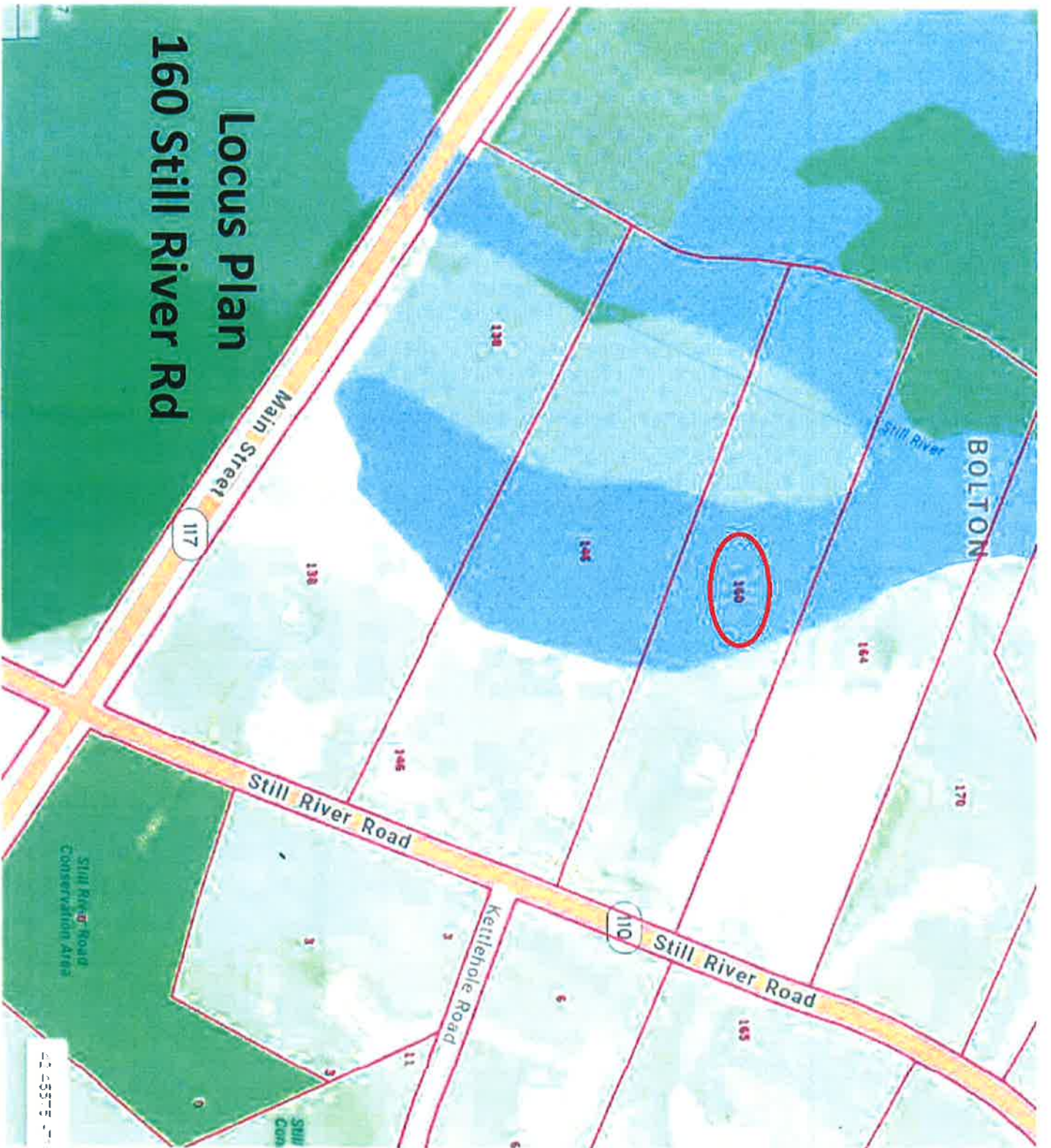


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6/5/2023

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Page 1 of 1



Submittals for Special Permit

NINE (9) COPIES OF ALL HARDCOPY SUBMITTALS

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____ FILING FEE (\$100 plus \$6 per abutter)

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✓ AFFIDAVIT STATING THE OWNER OCCUPIES EITHER THE PRINCIPAL DWELLING OR THE ACCESSORY APARTMENT, EXCEPT FOR BONA FIDE TEMPORARY ABSENCES.

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✓ LOCUS PLAN

✓ PHOTOGRAPHS OF UNDERLYING SUBJECT PROPERTY AND RELEVANT STRUCTURES

✓ FLOOR PLAN

- Proposed interior and exterior of the structure *see drawing of possible house design*

____ ELECTRONIC FORMAT OF SUBMISSION (PDF)

- Submit to townplanner@townofbolton.com or on CD

160 Still River Rd

Description of Detached Accessory Apartment/Main House Requiring a Special Permit

In 1958 my parents purchased this property. In the 1960's my father, brother, and I built the small house which my brother still lives in today. It was built entirely with our own hands.

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Also, by living next door to the family business that he manages, it would make it easier for him to run the company along with my 4th generation grandson.

The 75-year-old company is very busy making machinery for the medical field as well as machinery to expand the nation's power grid.

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Thomas Broomfield

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Dated: 6-28-23

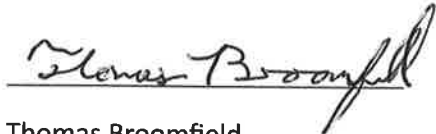
Detached Accessory Apartment

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Submittal for Special Permit

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1



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Meeting ID: 820 7861 6874

Passcode: 599245

One tap mobile

+13017158592,,82078616874#

Dial by your location

• +1 301 715 8592

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Bolton, Mass 6-26 2023
(Date of Filing)

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see separate sheet

Signed: Thomas Broomfield

Date Received June 26, 2023

By Pamela Powell

Fee Paid OK #1391 \$154

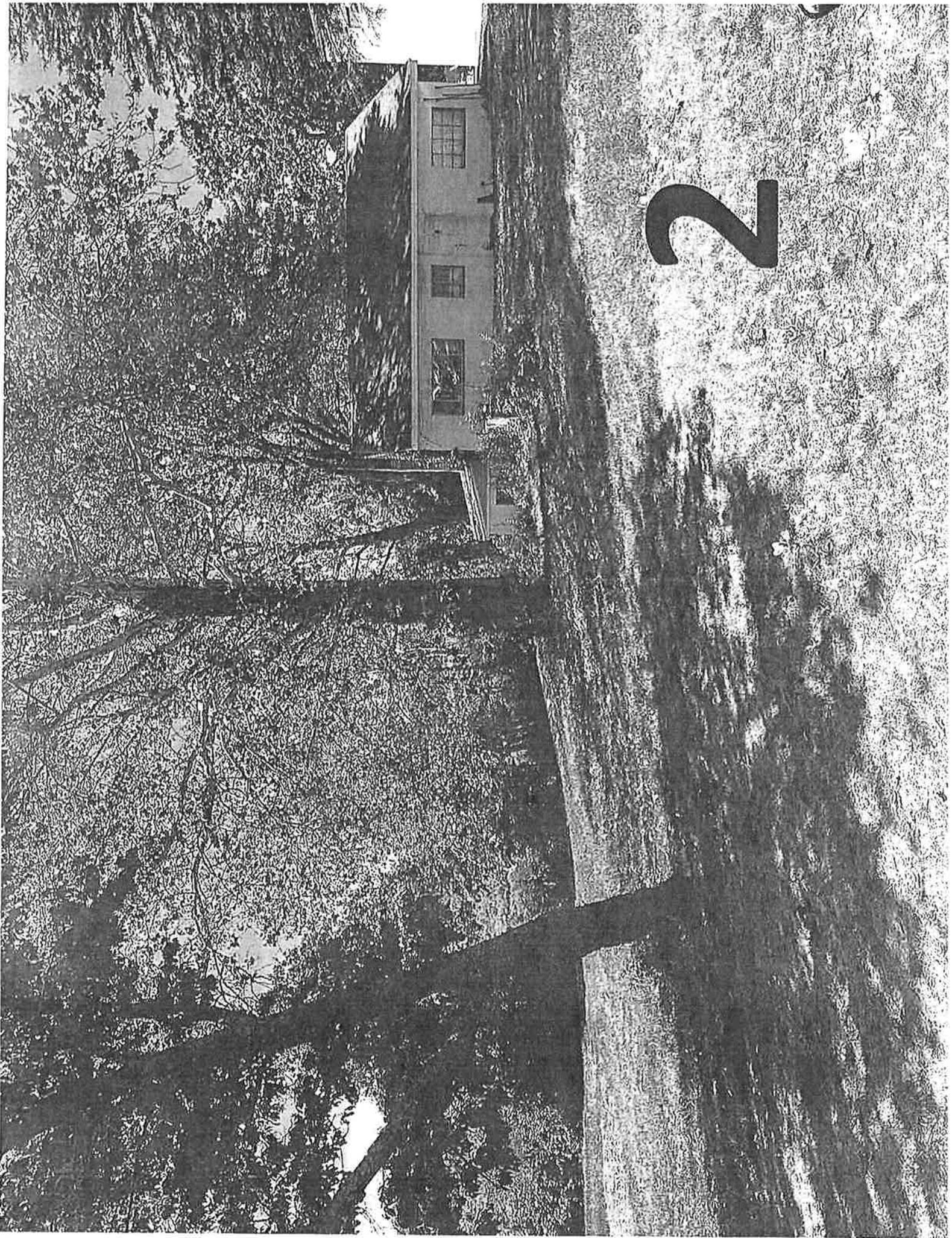
Detached Accessory Apartment

Criteria for Special Permit

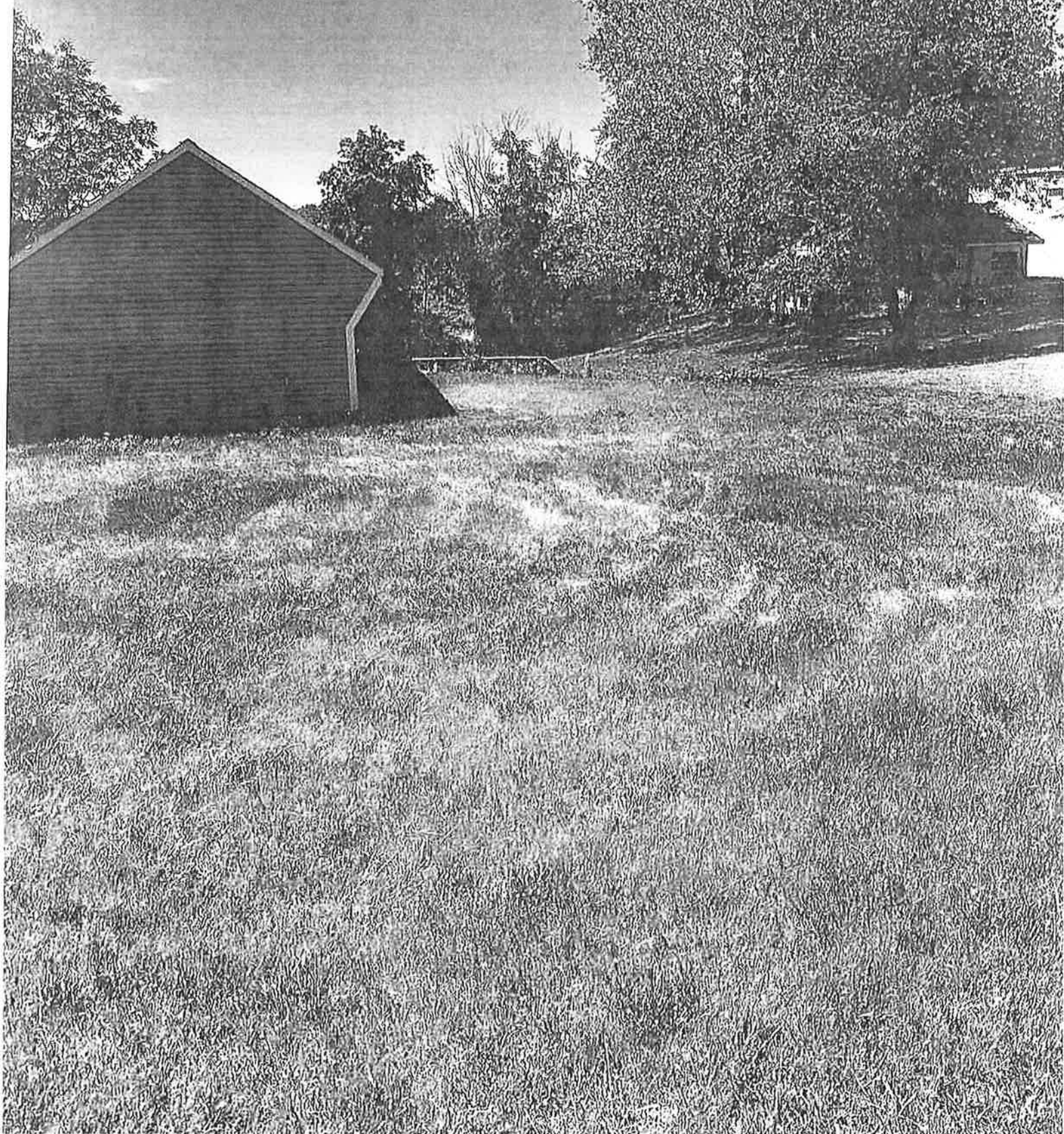
Please check all those that apply.

- ☒ The detached accessory apartment is in conformity to the Bolton Zoning Bylaw.
- ☒ The owner of the property shall occupy either the principal dwelling or the accessory apartment.
- ☒ There shall be a maximum of one accessory apartment per residence and it shall have its own complete kitchen and complete bath and toilet facilities.
- ☒ Accessory apartments shall not be used for online home rental services for transient occupancy.
- ☒ The detached accessory apartment shall appear incidental to the principal residence.
- ☒ The gross heated floor space of living area of the detached accessory apartment shall not exceed the lesser of fifty percent of the gross floor area of the principal dwelling or 1200 square feet.
- ☐ Existing accessory buildings built prior to May 3, 2021, whose gross floor areas exceed the maximum allowed area may be considered at the discretion of the Special Permit Granting Authority.
- ☒ N/A An additional driveway or curb cut for the use of the detached accessory apartment may be considered at the discretion of the Special Permit Granting Authority.
- ☒ N/A Adequate provision shall be made for ingress and egress to the outside from the detached accessory apartment as required by State Building Code.
- ☒ Adequate parking shall be arranged on the premises so as not to disturb abutting properties or be detrimental to the neighborhood.
- ☒ Compliance with state and local Building Code.
- ☒ Compliance with Fire Department requirements.
- ☒ Compliance with state and local Board of Health requirements.
- ☒ Compliance with state and local wetland bylaws and regulations.

2



3



160 STILL RIVER RD - BOLTON MA

206.97'

71'

20'

EXISTING
GARAGE

2100-3000 SQ FT
PROPOSED HOUSE

~40'

~60'

26'

①

②

EXISTING HOUSE

- 1 - Heated Area 928 sqft
(Inside Dimensions)
- 2 - 183 sqft
(Inside Dimensions)
Walkout Basement (Utility Room)

175'

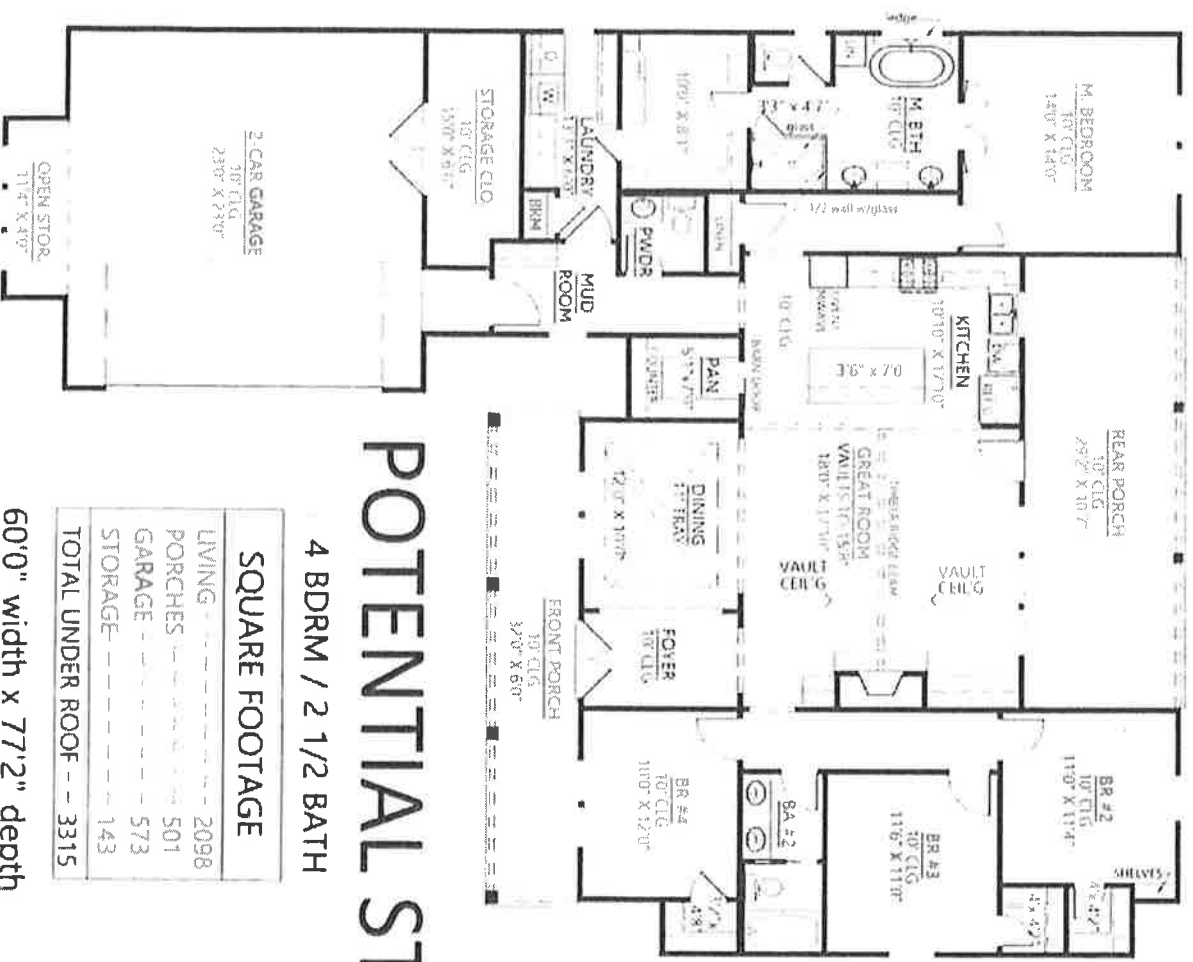
644'

645'



Top

0.6351 in
1 inch



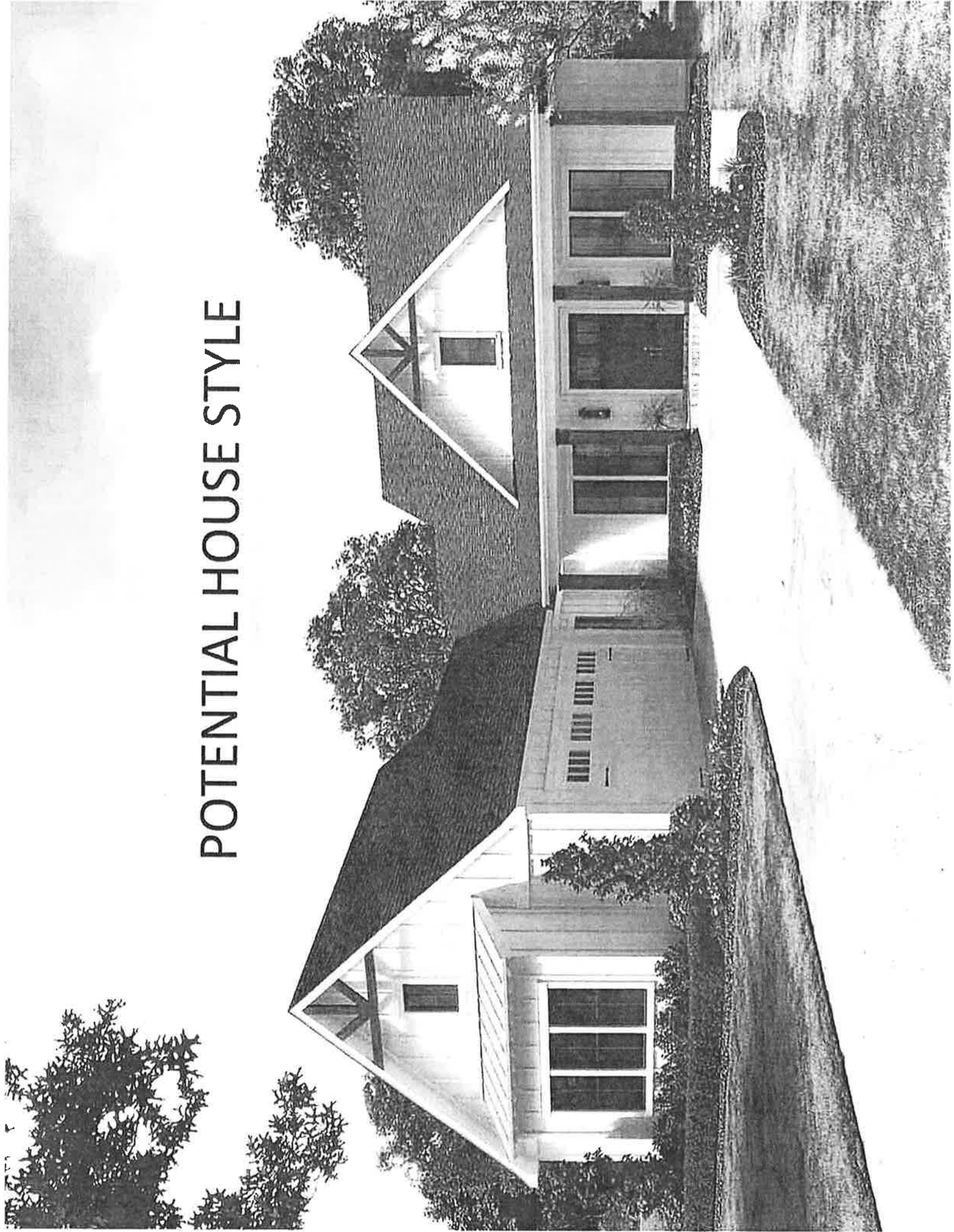
POTENTIAL STYLE/SIZE

4 BDRM / 2 1/2 BATH

SQUARE FOOTAGE	
LIVING	2098
PORCHES	501
GARAGE	573
STORAGE	143
TOTAL UNDER ROOF	3315

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POTENTIAL HOUSE STYLE





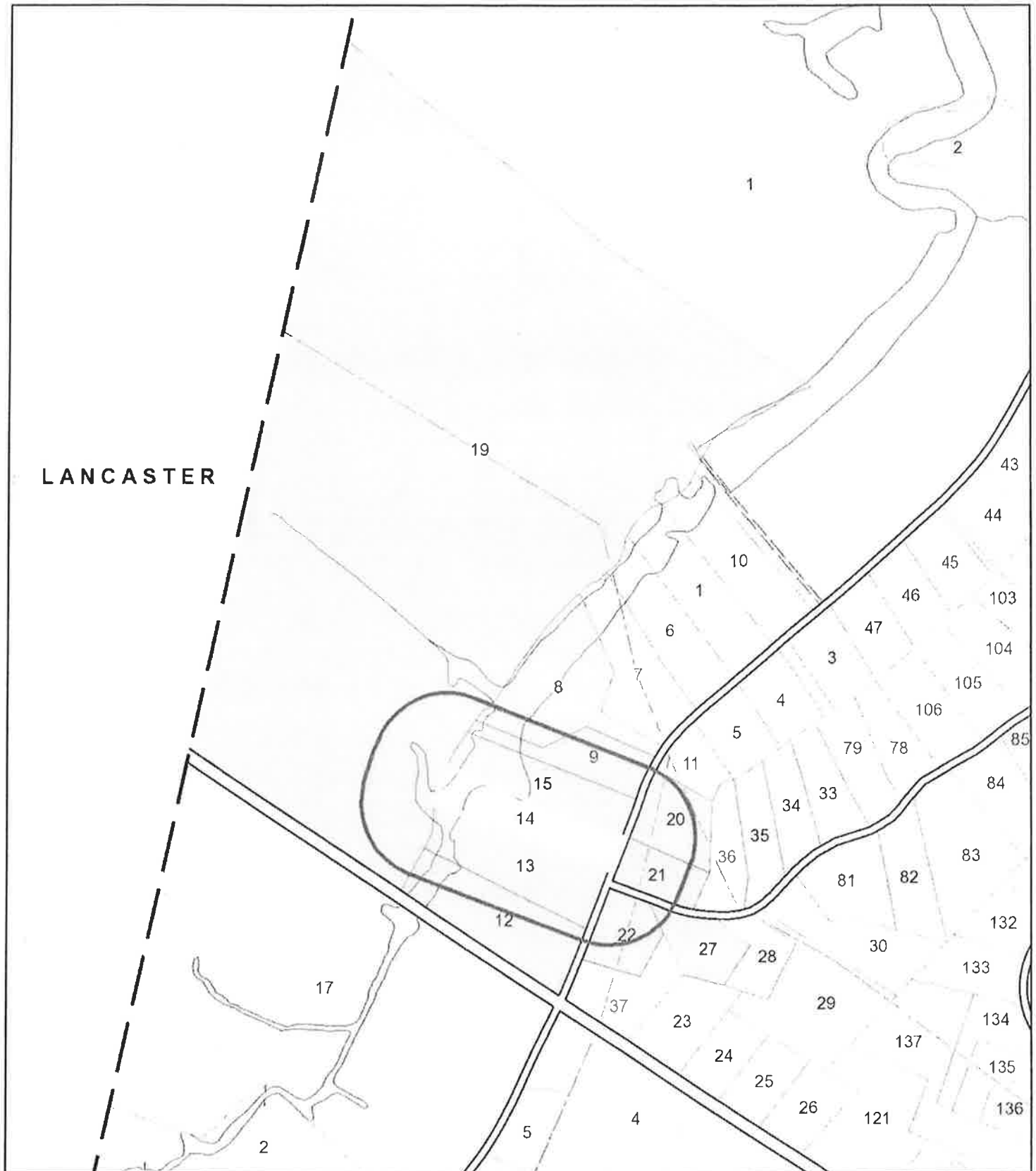
Bolton, MA



June 5, 2023

1 inch = 555 Feet

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BOLTON, MASSACHUSETTS 01740
PHONE (978) 779-5556 FAX (978) 779-5461

Date of Application 6-5-23

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Map 6.A Parcel(s) 14

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Thomas Broomfield
Signature of Applicant
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Mailing Address of Applicant Telephone Number FAX Number

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300 foot Abutters List Report

Bolton, MA
June 05, 2023

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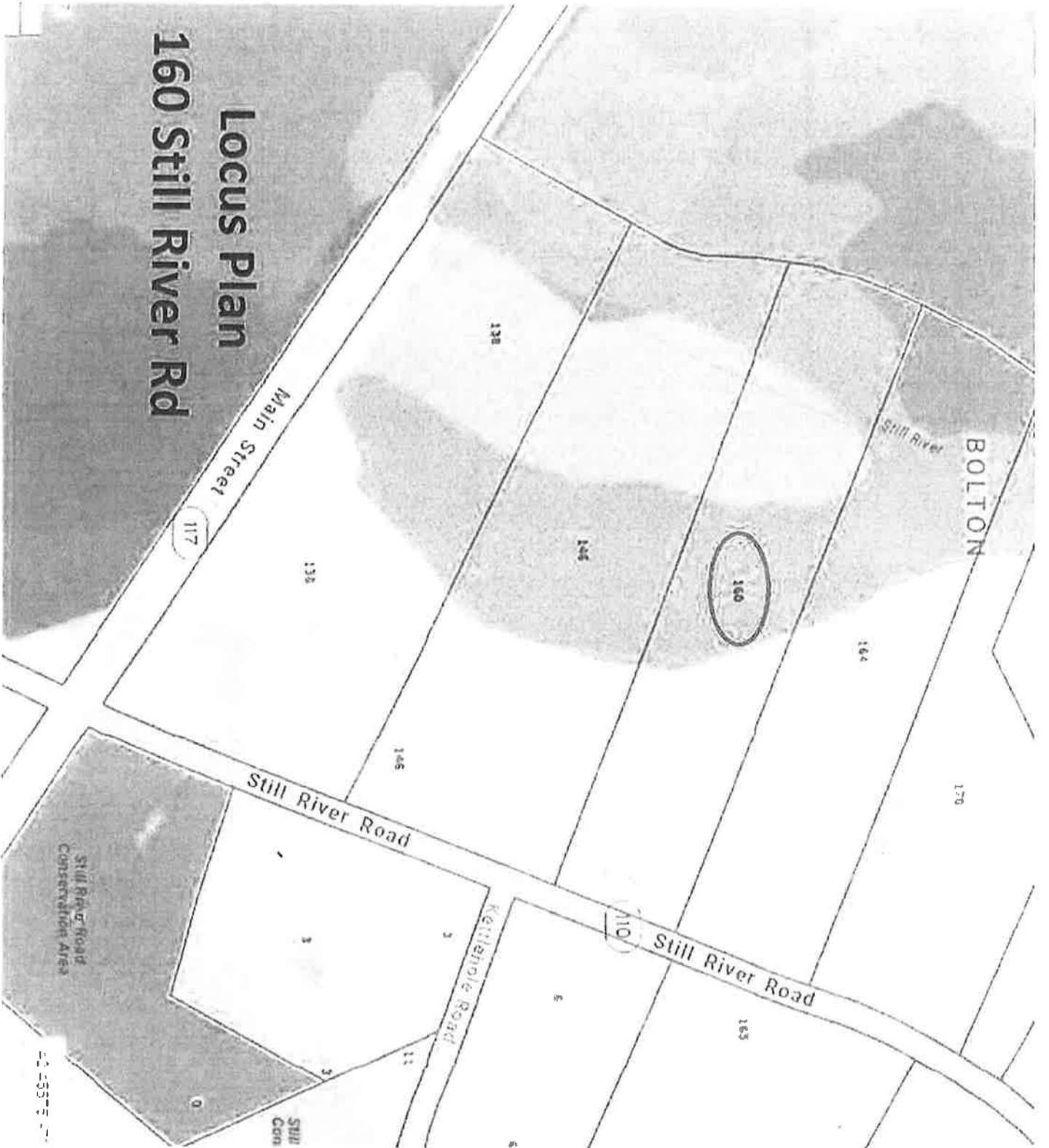
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6/5/2023

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Locus Plan

160 Still River Rd



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✓ PHOTOGRAPHS OF UNDERLYING SUBJECT PROPERTY AND RELEVANT STRUCTURES

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