

From: Ch. 40A S 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.

**Barn, Stable and Carriage House Preservation
Application Form for Special Permit**

Bolton, Mass Aug 30 2017
(Date of Filing)

Name of Applicant Yvette Monstad

Address 218 Sugar Rd, Bolton

Deed or property Recorded in: Book No. 55823 Page 309 of
the _____ Registry of Deeds.

Location and Description of Property (include zoning district(s)): Zone R1

Lot Frontage: _____ feet

Lot Area: 1.84 Square Feet acres

Year detached barn, stable, or carriage house was built: 1920 (must be prior to 1925) - as per

Accessory Apartment

Home Occupation as Accessory Use

Robert
Breeze

Description of Accessory Apartment or Accessory Use Requiring a Special Permit:

Barn used as an art studio, both to make art and to sell it. (Historian)

Signature of Owner or Agent Yvette Monstad

Address 218 Sugar Rd, Bolton

Phone Number 617-817-4843

Date Received _____

By _____

Fee Paid _____

Barn, Stable and Carriage House Preservation Checklist for Special Permit

Accessory Uses: Home Occupation

- ☒ The Structure used must have been in existence prior to 1925. Any and all additions to the original structure must be in keeping with the original architectural style.
- ☒ Sufficient off-street parking must be provided and such parking areas must be in keeping with the character of a single-family residence. Crushed stone may be considered as an acceptable paving surface for this use. No more than two parking spaces shall be located within the front yard of the property.
- ☒ No external change which alters the residential appearance. The residential character of the premises must be preserved. All materials and products shall be stored only within the dwelling. All work or sale of goods must be carried on inside the building used.
- ☒ * No exterior display, no exterior storage of materials, and no other exterior indication of the permitted use or other variation from the residential character of the principal building other than a sign as permitted under Section 250-18E of the Bolton Zoning Bylaw. *Art?
- ☒ Permitted use shall be carried out by the person who resides in the principal dwelling or the barn, stable, or carriage house.
- ☒ Not more than two persons other than the residents of the dwelling and not more than a total of four are employed at any one time on the premises in the permitted use.
- ☒ No equipment or process shall be used which creates offensive noise, vibration, smoke, dust, odors, fumes, heat, or glare detectable to the normal senses off the premises.
- ☒ Permitted use shall not allow shipments by vehicles not customarily making deliveries in a residential area.
- ☒ No highly toxic, explosive, flammable, combustible, corrosive, radioactive or similar hazardous materials are to be used or stored on the premises in amounts that exceed those that are typically found in normal residential use.
- ☒ The occupied space for the permitted use shall not exceed more than 1/3 of the floor space of the living area of the principal dwelling, if it is being used as an accessory use to the principal dwelling, or more than 1/3 of the floor space of the living area of the accessory dwelling, if it is being used as an accessory use to the accessory dwelling.
- ☒ Barn, stable or carriage house and principal dwelling must be and remain located on the same lot.
- ☒ Existence of safe vehicle access to and from the property.
- ☒ Existence of safe pedestrian access to and from the site.
- ☒ Barn, stable or carriage house shall meet all building code requirements.
- ☒ Compliance with Fire Department requirements.
- ☒ Compliance with state and local Board of Health requirements.
- ☒ Compliance with state and local wetland bylaws and regulations.

**Barn, Stable and Carriage House Preservation
Submittals for Special Permit**

NINE (9) COPIES OF ALL HARDCOPY SUBMITTALS

- ☒ APPLICATION FORM
- ☒ FILING FEE (\$540)
- ☒ CERTIFIED ABUTTERS LIST PREPARED BY BOARD OF ASSESSORS (WITHIN 500 FEET)
- ☒ DEVELOPMENT IMPACT STATEMENT
 - Description of proposed or possible uses
 - Off-street parking & traffic impact
 - Existence of safe vehicle access to and from the property
 - Existence of safe pedestrian access to and from the site
 - No creation of offensive noise, smoke, odor, heat, etc.
 - Signage
 - Lighting
 - Number of employees
 - Hours of operation
 - Bathroom facilities
- ☒ LOCUS PLAN
- ☒ PHOTOGRAPHS OF UNDERLYING SUBJECT PROPERTY AND RELEVANT STRUCTURES
- ☒ FLOOR PLAN
 - Net floor area(s)
- ☒ ELECTRONIC FORMAT OF SUBMISSION (PDF)
 - Submit to townplanner@townofbolton.com or on CD

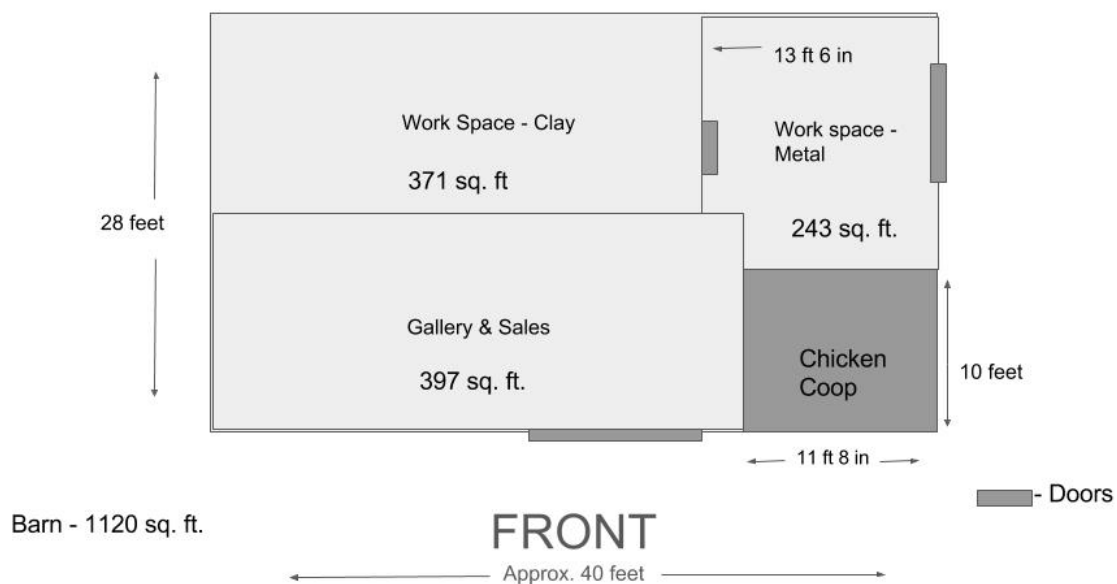
Yvette Monstad, Babacool Arts

218 Sugar Road, Bolton

612/817-4843

I. Description of proposed or possible uses

I am proposing to use the barn on my property for an art studio. The back half of the barn has previously been converted into a workshop (partially insulated), which I am now using for creating sculpture out of metal and/or clay. The front half of the barn is $\frac{3}{4}$ open, with ladder to loft above, and the other $\frac{1}{4}$ is an enclosed chicken coop (currently in use with 12 hens). The larger front area I am proposing to use as a retail gallery space, to display and sell my artwork. This front portion will be open to the public (during open hours), the back workspace portion will be considered private. From my understanding, expanding my business use to include direct sales from the space as pr. the restrictions in the Barn, Stable and Carriage House Preservation Bylaw requires a Special Permit.



II. Off-street parking and traffic impact

I don't foresee having that many customers at one time, typically 1 or 2 cars. The driveway has two parking spaces in front of our garage, and easily room for 3 - 4 additional cars depending on size. With the low volume expected, I don't foresee any traffic impact under normal operations.

III. Existence of safe vehicle access to and from the property

Customers would use our established private driveway for access to the barn.

Yvette Monstad, Babacool Arts
218 Sugar Road, Bolton
612/817-4843

IV. Existence of safe pedestrian access to and from the site

Customers would walk across our mowed lawn to the barn, as we do, and there are steps going into the “Gallery & Sales” space.

V. No creation of offensive noise, smoke, odor, heat, etc.

I currently use the space to create my artwork, and have not had any complaints. The addition of the Gallery space will not add any additional noise, smoke, odor or heat.

VI. Signage

I will have a small sign at the end of my driveway (permit pending), following the City of Bolton’s requirements for residential signs.



VII. Lighting

The barn has electricity and the gallery space will be well lit. The vast majority of time I will only be “open” during daylight hours, and there will be no additional outdoor lighting required as a result of the permit.

VIII. Number of employees

At this time, there are no other employees outside of myself.

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218 Sugar Road, Bolton

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IX. Hours of Operation

Currently, I am planning on being open any time I am in the barn working on artwork, which is during school hours (I have two children in elementary school - 8am - 3:30 on weekdays), and one or two weekends per month.

X. Bathroom Facilities

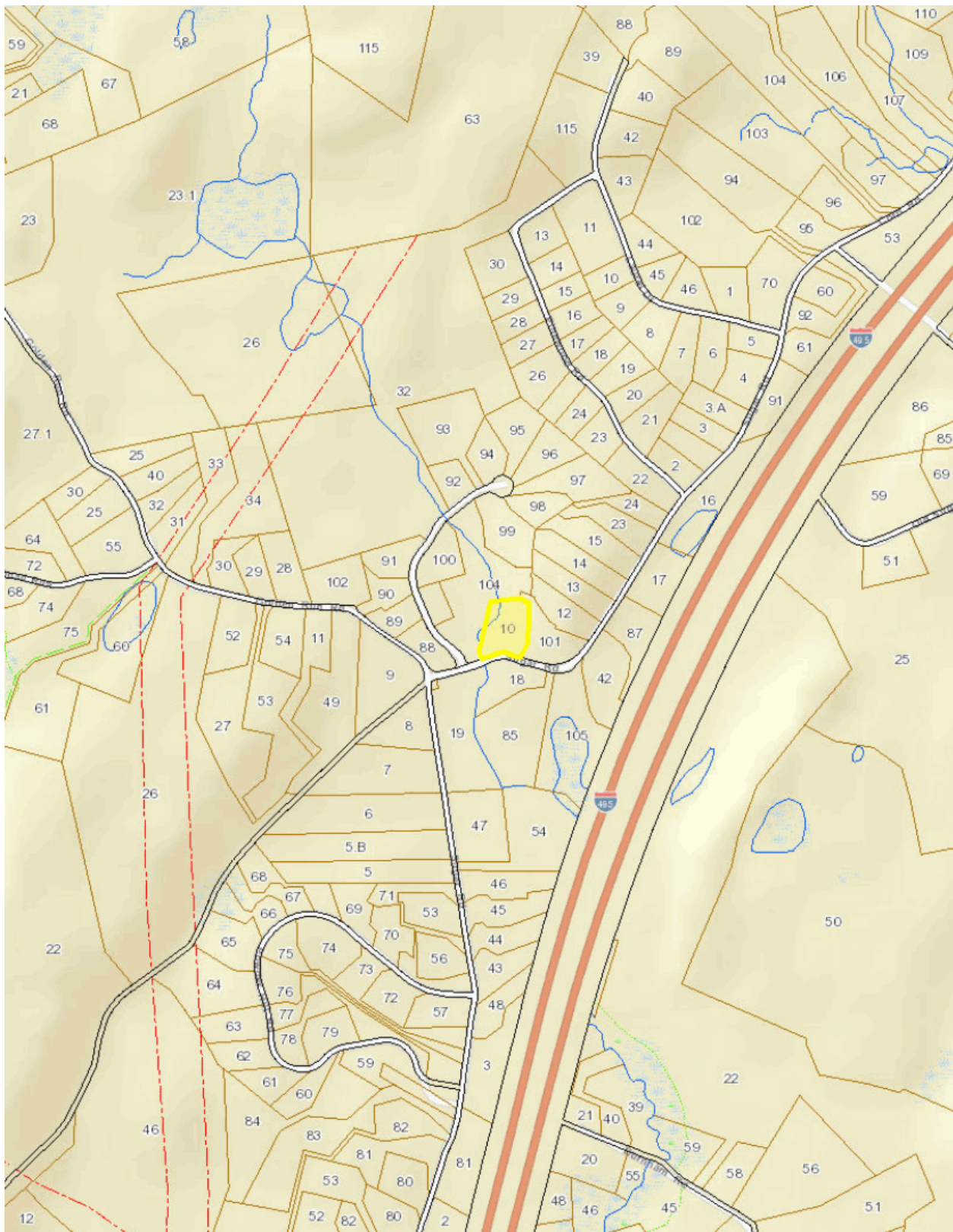
There are currently no public bathroom facilities planned.

Yvette Monstad, Babacool Arts

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LOCUS PLAN



Yvette Monstad, Babacool Arts

218 Sugar Road, Bolton

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PHOTOGRAPHS OF UNDERLYING SUBJECT PROPERTY AND RELEVANT STRUCTURES

Approach from Sugar Road (looking down driveway to house):



Parking area in front of house and garage:



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“Walkway” across lawn to Barn:



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218 Sugar Road, Bolton
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Front approach to Barn:



Inside front door (proposed Gallery & Sales Space):



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218 Sugar Road, Bolton

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Inside Studio workspace (for clay):



Inside Metal Working area:



Yvette Monstad, Babacool Arts

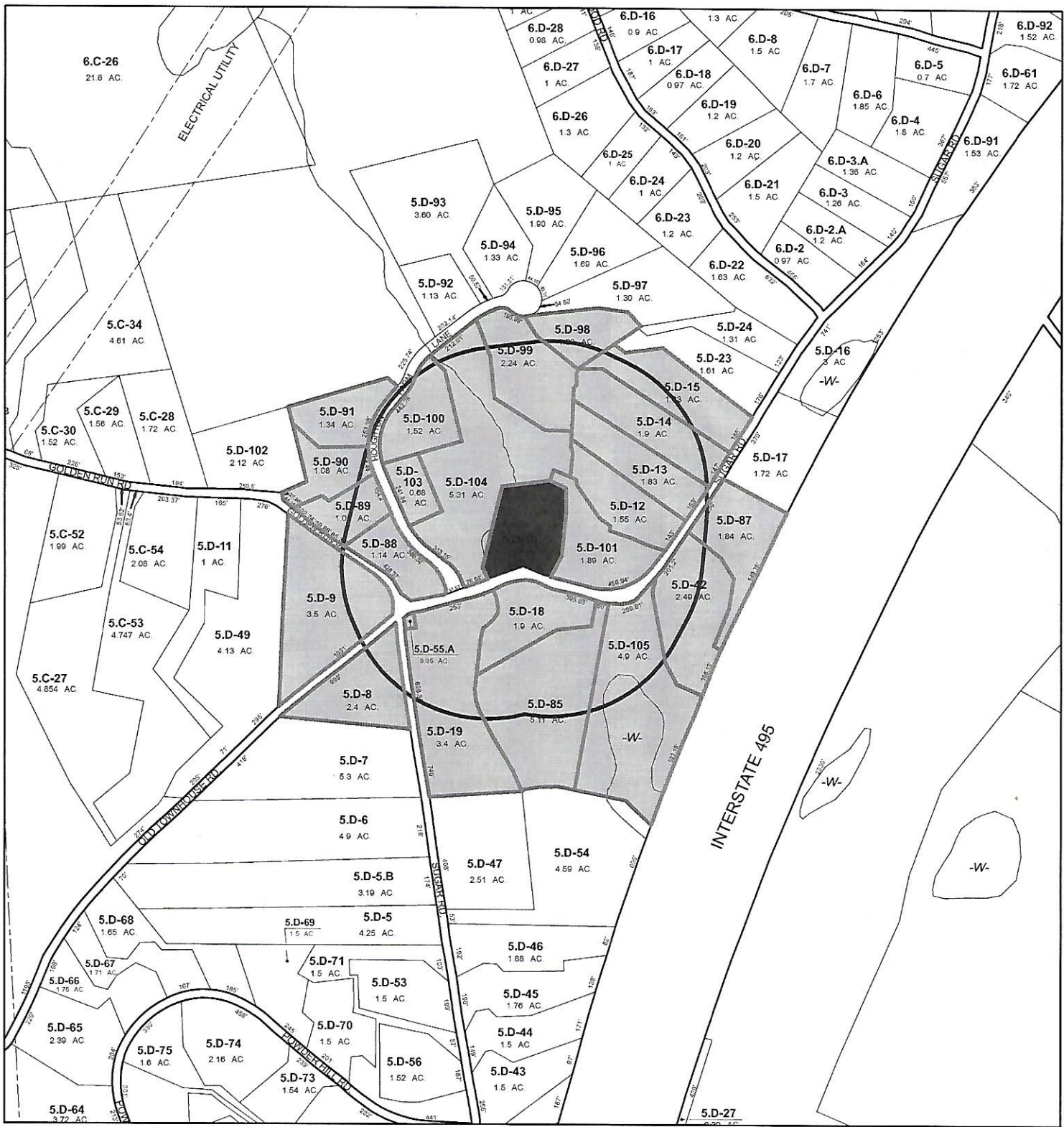
218 Sugar Road, Bolton

612/817-4843

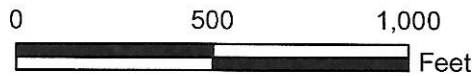


FLOOR PLAN:





Abutters List - 500 Ft / Map 5D-10 / 218 Sugar Rd Bolton



7/17/2017



Certified: *Guthrie Bradley*

HURD MATTHEW & AVA R
188 SUGAR RD
BOLTON, MA 01740

DOWDS BENAJMIN N
231 SUGAR RD
BOLTON, MA 01740

KILEY ROBERT P, TR,
HOUGHTON FARM WEST MAINTENAN
P O BOX 381
GROTON, MA 01450

DOWLING JOHN III &JEANNIFER HAZE
189 E BARE HILL RD
HARVARD, MA 01451

REGUPATHY SUDHAKAR
251 SUGAR RD
BOLTON, MA 01740

KILEY ROBERT P, TR
HOUGHTON FARM HOMEOWNERS TF
P O BOX 381
GROTON, MA 01450

COLANGELO MARC A & JESSICA K
242 SUGAR RD
BOLTON, MA 01740

KILEY ROBERT P, TR
HIGH OAKS RTY TR
P O BOX 381
GROTON, MA 01450

CENTOFANTI JEFFREY P & JULIANNE
233 SUGAR RD
BOLTON, MA 01740

BLAIR R ROBERT
248 SUGAR RD
BOLTON, MA 01740

MISKIN SAMUEL J & MARY BETH
20 HOUGHTON FARM LN
BOLTON, MA 01740

SCHAUBHUT ANDREW J & MEGAN B
258 SUGAR RD
BOLTON, MA 01740-1034

MCCAMMON MICHAEL J & LISA A
22 HOUGHTON FARM LN
BOLTON, MA 01740

GUERIN MICHAEL E & KAREN L
260 SUGAR RD
BOLTON, MA 01740

EASTMAN SALLY W
28 HOUGHTON FARM LN
BOLTON, MA 01740

PAVIA MARK &
CHRISTINE PARMENSI PAVIA
225 SUGAR RD
BOLTON, MA 01740

KILEY ROBERT P, TR
HIGH OAKS RTY TR
P O BOX 381
GROTON, MA 01450

FLAHERTY JAMES E & TINA N
205 SUGAR ROAD
BOLTON, MA 01740

MONTGOMERY CHARLES H & SHANN
57 HOUGHTON FARM LN
BOLTON, MA 01740

GREYSTONE ELECTRONICS LLC
119 HARMONY HILL RD
HARWINTON, CT 06791

KILEY ROBERT P, TR
HIGH OAKS RTY TR
P O BOX 381
GROTON, MA 01450

BOLTON CONSERVATION TRUST
WHITCOMB GARRISON SITE
P O BOX 14
BOLTON, MA 01740

KILEY ROBERT P, TR
HIGH OAKS RTY TR
P O BOX 381
GROTON, MA 01450

Abutters List Report

Town of Bolton, MA

July 17, 2017

Subject Properties:			
	005.D-0010.0 005.D-0000-0010.0 218 SUGAR RD		MONSTAD JOAKIM T & YVETTE A 218 SUGAR RD BOLTON, MA 01740
Parcel Number:	005.D-0008.0	Mailing Address:	HURD MATTHEW & AVA R
Cama Number:	005.D-0000-0008.0		188 SUGAR RD
Property Address:	188 SUGAR RD		BOLTON, MA 01740
Parcel Number:	005.D-0009.0	Mailing Address:	DOWLING JOHN III & JEANNIFER HAZEL
Cama Number:	005.D-0000-0009.0		189 E BARE HILL RD
Property Address:	8 GOLDEN RUN RD		HARVARD, MA 01451
Parcel Number:	005.D-0012.0	Mailing Address:	COLANGELO MARC A & JESSICA K
Cama Number:	005.D-0000-0012.0		242 SUGAR RD
Property Address:	242 SUGAR RD 1		BOLTON, MA 01740
Parcel Number:	005.D-0013.0	Mailing Address:	BLAIR R ROBERT
Cama Number:	005.D-0000-0013.0		248 SUGAR RD
Property Address:	248 SUGAR RD 2		BOLTON, MA 01740
Parcel Number:	005.D-0014.0	Mailing Address:	SCHAUBHUT ANDREW J & MEGAN B
Cama Number:	005.D-0000-0014.0		258 SUGAR RD
Property Address:	258 SUGAR RD 3A		BOLTON, MA 01740-1034
Parcel Number:	005.D-0015.0	Mailing Address:	GUERIN MICHAEL E & KAREN L
Cama Number:	005.D-0000-0015.0		260 SUGAR RD
Property Address:	260 SUGAR RD 4A		BOLTON, MA 01740
Parcel Number:	005.D-0018.0	Mailing Address:	PAVIA MARK & CHRISTINE PARMENSI PAVIA
Cama Number:	005.D-0000-0018.0		225 SUGAR RD
Property Address:	225 SUGAR RD 2		BOLTON, MA 01740
Parcel Number:	005.D-0019.0	Mailing Address:	FLAHERTY JAMES E & TINA N
Cama Number:	005.D-0000-0019.0		205 SUGAR ROAD
Property Address:	205 SUGAR RD		BOLTON, MA 01740
Parcel Number:	005.D-0042.0	Mailing Address:	GREYSTONE ELECTRONICS LLC
Cama Number:	005.D-0000-0042.0		119 HARMONY HILL RD
Property Address:	237 SUGAR RD 2A		HARWINTON, CT 06791
Parcel Number:	005.D-0055.A	Mailing Address:	BOLTON CONSERVATION TRUST
Cama Number:	005.D-0000-0055.A		WHITCOMB GARRISON SITE
Property Address:	0 SUGAR RD		P O BOX 14 BOLTON, MA 01740
Parcel Number:	005.D-0085.0	Mailing Address:	DOWDS BENAJMIN N
Cama Number:	005.D-0000-0085.0		231 SUGAR RD
Property Address:	231 SUGAR RD		BOLTON, MA 01740
Parcel Number:	005.D-0087.0	Mailing Address:	REGUPATHY SUDHAKAR
Cama Number:	005.D-0000-0087.0		251 SUGAR RD
Property Address:	251 SUGAR RD		BOLTON, MA 01740

Subject Properties:

005.D-0010.0
005.D-0000-0010.0
218 SUGAR RD

MONSTAD JOAKIM T & YVETTE A
218 SUGAR RD
BOLTON, MA 01740

Parcel Number: 005.D-0088.0
Cama Number: 005.D-0000-0088.0
Property Address: 0 HOUGHTON FARM LN 1

Mailing Address: KILEY ROBERT P, TR
HIGH OAKS RTY TR
P O BOX 381
GROTON, MA 01450

Parcel Number: 005.D-0089.0
Cama Number: 005.D-0000-0089.0
Property Address: 20 HOUGHTON FARM LN 2A

Mailing Address: MISKIN SAMUEL J & MARY BETH
20 HOUGHTON FARM LN
BOLTON, MA 01740

Parcel Number: 005.D-0090.0
Cama Number: 005.D-0000-0090.0
Property Address: 22 HOUGHTON FARM LN 3A

Mailing Address: MCCAMMON MICHAEL J & LISA A
22 HOUGHTON FARM LN
BOLTON, MA 01740

Parcel Number: 005.D-0091.0
Cama Number: 005.D-0000-0091.0
Property Address: 28 HOUGHTON FARM LN 4

Mailing Address: EASTMAN SALLY W
28 HOUGHTON FARM LN
BOLTON, MA 01740

Parcel Number: 005.D-0098.0
Cama Number: 005.D-0000-0098.0
Property Address: 0 HOUGHTON FARM LN 11

Mailing Address: KILEY ROBERT P, TR
HIGH OAKS RTY TR
P O BOX 381
GROTON, MA 01450

Parcel Number: 005.D-0099.0
Cama Number: 005.D-0000-0099.0
Property Address: 57 HOUGHTON FARM LN 12

Mailing Address: MONTGOMERY CHARLES H & SHANNON L
57 HOUGHTON FARM LN
BOLTON, MA 01740

Parcel Number: 005.D-0100.0
Cama Number: 005.D-0000-0100.0
Property Address: 0 HOUGHTON FARM LN 13

Mailing Address: KILEY ROBERT P, TR
HIGH OAKS RTY TR
P O BOX 381
GROTON, MA 01450

Parcel Number: 005.D-0101.0
Cama Number: 005.D-0000-0101.0
Property Address: 0 SUGAR RD 14

Mailing Address: KILEY ROBERT P, TR
HIGH OAKS RTY TR
P O BOX 381
GROTON, MA 01450

Parcel Number: 005.D-0103.0
Cama Number: 005.D-0000-0103.0
Property Address: 0 HOUGHTON FARM LN A

Mailing Address: KILEY ROBERT P, TR,
HOUGHTON FARM WEST MAINTENANCE TR
P O BOX 381
GROTON, MA 01450

Parcel Number: 005.D-0104.0
Cama Number: 005.D-0000-0104.0
Property Address: 0 HOUGHTON FARM LN OS2S

Mailing Address: KILEY ROBERT P, TR
HOUGHTON FARM HOMEOWNERS TR
P O BOX 381
GROTON, MA 01450

Parcel Number: 005.D-0105.0
Cama Number: 005.D-0000-0105.0
Property Address: 233 SUGAR RD 3

Mailing Address: CENTOFANTI JEFFREY P & JULIANNE D
233 SUGAR RD
BOLTON, MA 01740