



Barn Bylaw

SEEKING DETERMINATION FOR
59 SAMPSON ROAD

Purpose of the Barn Bylaw

§ 250-27.1(A) – Accessory apartments

- (1) The purpose of this bylaw is to preserve existing detached barns, stables and carriage houses built before 1925 and provide flexibility for accessory apartment types.

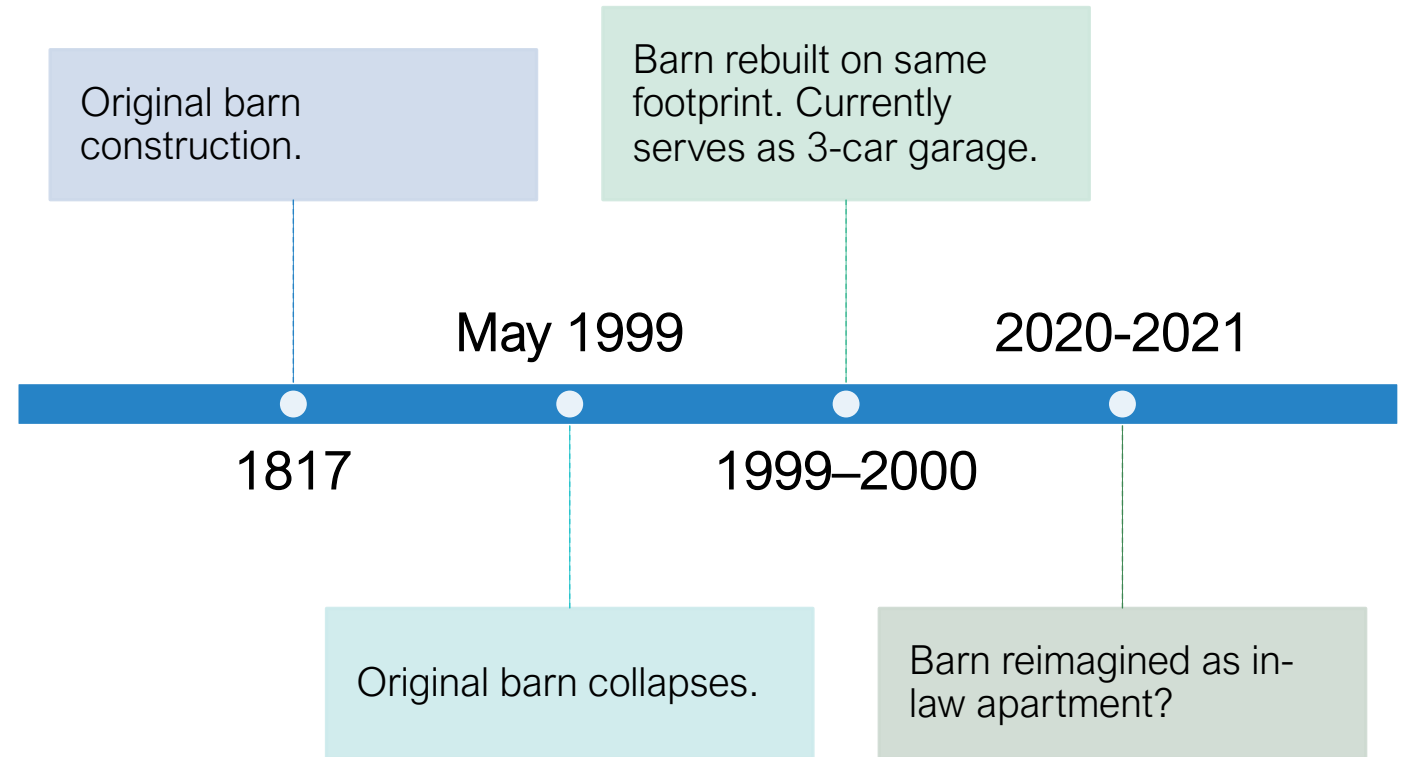
We would like to convert our existing barn into an in-law apartment. We are therefore seeking a determination pursuant to § 250-17.1(A) (the “Accessory apartments” section).





Principal dwelling & barn

The Barn at 59 Sampson Road





Original Barn



Original Barn



Barn Collapse

Barn Rebuild

59 Sampson Road
Bolton, MA 01740
June 9, 1999
978-779-5047

Frank Krysa
Building Inspector
Town of Bolton
Bolton, MA 01740

Dear Mr Krysa:

Attached is an application for a demolition permit for our barn. It collapsed in early May of this year. I am contracting Dana Blanchard to salvage barn materials, such as beams and roofing slates. After the salvage, I am contracting R. G. Winter to remove the remaining debris. After removal, I plan to request a building permit to rebuild the barn using the same footprint.

Sincerely,

A handwritten signature in cursive script that reads "Paul E. Janson". The signature is written in dark ink and is positioned above the printed name.

Paul E. Janson

Barn Rebuild

978-425-4541

DATE 10/19/99 Application for Permit to Build in Bolton, Mass. Permit No. 195

Zone	Lot No.	Purpose of Building	Land
Sub-Division		Size of Building	Woodland
Location No. and Street		Height	Some
Public Way	59 Sampson Rd	Size of Floor Timbers	Pasture
Private Way		1st None 2nd 2x10 3rd None	NO
Registry of Deeds Book		Type of Construction	Filled in Foundation
Assessors' Map		Pole barn on foundation	High
Owner's Name		Type of Roof	Low
Owner's Address	Diane & Paul Janson	Span 10x12 Size of Rafters 2x10 Approximate Pitch 10°	Waste Land
Builder's Name	59 Sampson Rd	Size of Sills	Swampy
Builder's Address	Circle B Barn Co	2x6 PT Posts 6x6 SYP	NO
Distance to Nearest Building	R.O. Box 712, Shirley MA	Girders 2x6 Lally Columns None	Rolling
Distance from Street	75'	Height of Foundation	YES
Distance from Lot Lines	7.8 R.S. M.L.S. Rear	4'6" 8' Thickness 10"	Ledge
Is Building New	YES - replacing old	Footings 24" Width 24" Thickness 10"	NO
Is Building Addition	NO	Will Building Conform to Requirements of Law	YES
Is Building Alteration	NO	Square Footage of Building	Est. Cost
Is Building Moved	NO Demolished all Done	1152 sq ft	40000+

Classification	1st	2nd	3rd
Street	Public	Improvements	Application Denied
Paved	NA	Water	NA
Dirt and Private	NA	Sewer	NA
Sidewalk	NA	Gas	NA
Easements	NA	Electric	NA
Street Grade	NA	Septic	NA

Plot Plan to Accompany This Application on White Paper, Size 8 1/2 x 11", Scale 1"=40'

Garages Must Be Fireproofed on Wall Nearest House if Within 10'

Structural Forms Must Remain in Place for 24 Hours

Number of Plans Filed

Foundation Permit Granted

Permit Granted

Remarks:

Application Approved:

Building Pole barn on foundation where old barn was just demolished

SEE BUILDING INSPECTOR, FRANK KRYSA, ON TUESDAY EVENINGS AT THE TOWN HALL BETWEEN 6:30 - 7:30 p.m.

FRANK KRYSA, BUILDING INSPECTOR (978) 562-6519 MAY BE CALLED NOON TIME OR EVENINGS BETWEEN 6:00-9:00 p.m.

CERTIFICATE OF OCCUPANCY REQUIRED—NOTIFY INSPECTOR WHEN BUILDING IS COMPLETED



Barn Rebuild

Current Barn



Current Barn



Conditions to be satisfied

§ 250-27.1(A)(2)

- (a) The barn, stable or carriage house must have [existed continuously since 1925](#). When converted for residential use, the structure must have a minimum net floor area of [400 square feet for accessory apartment types](#).
- (b) The barn, stable or carriage house and principal dwelling must be and remain located on the [same lot](#).
- (c) At least one of the dwellings (barn, stable, carriage house or principal dwelling) must be and remain [owner occupied](#).
- (d) The principal dwelling must be [included in the Historical and Architectural Inventory of Bolton, MA](#) or alternatively qualify by having been built prior to 1925 with a detached barn, stable or carriage house.

Historical Inventory

INVENTORY FORM CONTINUATION SHEET

Massachusetts Historical Commission
Massachusetts Archives Building
220 Morrissey Boulevard
Boston, Massachusetts 02125

Community




Bolton

Area(s)

Property

962 Main Street

Form No.
100; 279, 280



280

279

Massachusetts Historical Commission
220 Morrissey Boulevard
Boston, Massachusetts 02125

Community

Bolton

Area(s)

Property Address

962 Main Street

Form No(s).
100; 279, 280

National Register of Historic Places Criteria Statement Form

Check all that apply:

☒ Individually eligible

☐ Eligible only in a historic district

☐ Contributing to a potential historic district

☐ Potential historic district

Criteria: ☒ A ☐ B ☒ C ☐ D

Criteria Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Statement of Significance by Anne Forbes, Consultant
The criteria that are checked in the above sections must be justified here.
The Joel and Joab Barnard House meets Criterion C of the National Register as a well-preserved example of a Federal period wood-frame, hip-roofed farmhouse in the west part of Bolton, undoubtedly built by its first owners, the Barnard brothers. It is also eligible under Criterion A as the residence of two of Bolton's most significant nineteenth-century carpenters and builders, who also ran a sawmill and turning lathe that served the west part of Bolton and adjoining Lancaster.
The property retains integrity of location, design, setting, materials, workmanship, feeling, and association.

Conditions to be satisfied

§ 250-27.1(A)(2)

- (e) The Building Inspector shall confirm by inspection that **the existing principal dwelling on the lot must be used only as a single-family dwelling** during such time as the barn, stable or carriage house is being used as a dwelling. A two-family dwelling may be converted to a single-family dwelling to meet this requirement. The Building Inspector shall confirm by inspection that the existing dwelling is being used only as a single-family dwelling before issuing a certificate of occupancy for the use of the barn, stable or carriage house. The owner of the property must sign an affidavit recorded at the Registry of Deeds with the special permit accepting such requirement.

Conditions to be satisfied

§ 250-27.1(A)(2)

- (f) The exterior facade of the barn, stable or carriage house shall substantially retain its appearance as a barn, stable or carriage house, and exterior architectural features shall be preserved to the maximum extent practicable, keeping in mind the barn, stable or carriage house will be a dwelling. If the facade of the barn, stable or carriage house shall have been changed from its original appearance prior to the filing for a special permit under this section, it shall be restored to be consistent with the architecture of the period of its construction. The SPGA shall obtain a report from the Bolton Historical Commission as to exterior features that it recommends be preserved or restored and which, if any, proposed exterior alterations should be allowed on the barn, stable or carriage house. The existing footprint shall remain substantially the same but shall not increase more than 10%.

Conditions to be satisfied

§ 250-27.1(A)(2)

- (g) [Sufficient off-street parking](#) must be provided for occupants of the barn, stable or carriage house.
- (h) The barn, stable or carriage house shall [meet all building code requirements](#) and shall have properly installed and maintained fire safety devices for the protection of all occupants in the entire dwelling, be issued an address for the accessory unit by the Fire Department and be subject to compliance with state and local Board of Health requirements and state and local wetland bylaws and regulations.
- (i) Any other conditions, safeguards and limitations on time or use as may be imposed by the SPGA according to MGL c. 40A or regulations pursuant thereto.

Potential New Elements

Dormers for natural light on the second floor

Porch on South-West side

Windows on garage doors





Dormers

Windows

Porch



Thank you!
