# Barn Bylaw

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BREESEN BREESE

TRADESCONDER.

#### 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.

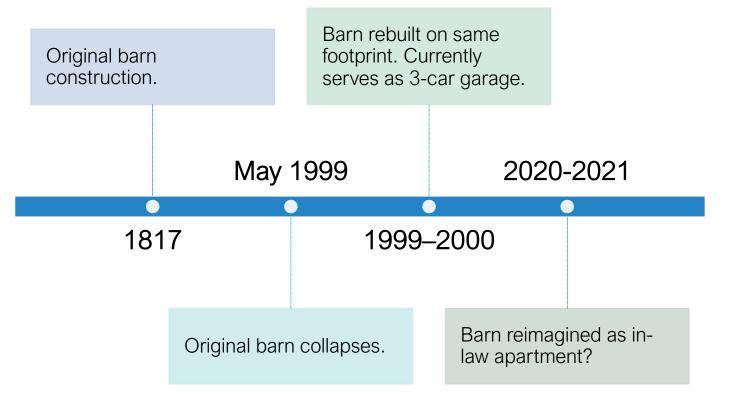
We would like to convert our existing barn into an in-law apartment. We are therefore seeking a determination pursuant to § 250-17.1(A) (the "Accessory apartments" section).





# Principal dwelling & barn

# The Barn at 59 Sampson Road



#### Original Barn



TVICE



# Barn Collapse

### Barn Rebuild

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, E. Afinson

Paul E. Janson

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

### Barn Rebuild

Zone   Lot No.   Purpose of Building   Barne - Storage   Land 42/80 Sq. Fe.     Sub-Division   Size of Building   3.2.736   Height   A.3.74°   Woodland   Source     Location No. and Street   5.9 Sampton Add   Size of Building   3.2.736   Height   A.3.74°   Woodland   Source     Registry of Deeds Book   Page   Type of Construction   Paole boorn on facendaria   Pasture   Pasture   Noo     Owner's Address   5.9 Sampton Add   Span/or/P Size of Rafters   A.M.O Approximate Pitch No <sup>-1</sup> High   V+Low V     Builder's Address   5.9 Sampton Add   Span/or/P Size of Rafters   A.M.O Approximate Pitch No <sup>-1</sup> High   V+Low V     Distance from Street   Distance from Street   Size of Sills & 2.46 AT   Posts & 4.0°   Swampy   No <sup>-1</sup> Is Building Addition   No   No   No   No   No   Rolling   Ye5     Is Building Moved   No   Deve   Mage Addition   No   No   Solid   Ye5     Is Building Addition   Improvements   Application Denied   Solid   Ye5   Solid   Ye5     S	978-435-4541 DATE Fligles Application for Permit to Build in Bolton, Mass. Permit No. 195							
Sub-Division   Size of Building   3.4.7.3.6   Height   4.3.7.4.0   Woodland   Scame     Public Way   Private Way   Size of Floor Timbers   Ist. Marce 2nd AXMO 3rd   Pasture   Noonland   Scame   Pasture   Noonland   Pasture   Noonland   Scame   Pasture   Noonland   Scame   Pasture   Noonland   Scame   Pasture   Noonland   Scame   Pasture   Noonland   Scame   Pasture   Noonland   Pasture   Noonland   Pasture   Noonland   Pasture   Noonland   Pasture   Noonland   Scame   Pasture   Noonland   Pasture   Noonland   Pasture   Noonland   Scame   Pasture	DATE 12 19 99 A	pplication for P	en	mit to build in Bolton, Mass.	Permit No. 770			
Sub-Division   Size of Building   3.4.7.3.6   Height   4.3.7.4.0   Woodland   Scame     Public Way   Private Way   Size of Floor Timbers   Ist. Marce 2nd AXMO 3rd   Pasture   Noonland   Scame   Pasture   Noonland   Pasture   Noonland   Scame   Pasture   Noonland   Scame   Pasture   Noonland   Scame   Pasture   Noonland   Scame   Pasture   Noonland   Scame   Pasture   Noonland   Pasture   Noonland   Pasture   Noonland   Pasture   Noonland   Pasture   Noonland   Scame   Pasture   Noonland   Pasture   Noonland   Pasture   Noonland   Scame   Pasture	Zone Lot No.		Pu	pose of Building Bann - Stanage	Land 42/80 Sq. Ft.			
Location No. and Street   5/9 Sompton Ned     Public Way   Private Way     Registry of Deeds Book   Page     Assessor's Map   Parcel     Owner's Ansme Drizone of Abed Tennson   Type of Construction   Polic Book     Builder's Address   5.9 Sompton Red     Bistance from Street   Height of Foundation 1/6+8 Thickness 10 *     Distance from Street   Footing 2 4 * Width 2 4 *     Is Building New   Ye5 - replacing eld     Is Building Alteration   No     Street Public   Improvements     Application Denied   Application Denied     Paved   M     Water   MA     Gas   MA     Street Public   Improvements     Application Denied   Permit Grante	Sub-Division		11		Weatherd			
Registry of Deeds Book   Page     Assessors' Map   Parcel     Owner's Name   Diame     Owner's Name   Diame     Owner's Address   5 % Semician     Span / +/P 'Size of Rafters   A / Conserve     Builder's Name   Circle     Diame   Circle     Builder's Name   Circle     Diatane from Street   Size of Sills     Distance from Lot Lines 728 RS. //L.S.   Reat     Height of Foundation   //C+25     Thickness   Defines     Is Building Addition   No     Is Building Addition   No     Is Building Moved   No     Is Building Addition   No     Street   Public     Mater   Application Denied     Paved   NA     Water   NA     Sas   Sas     Street Grade   NA <td colspan="2">Location No. and Street 59 Sampson Rd</td> <td></td> <td></td> <td>woodiand Serie</td>	Location No. and Street 59 Sampson Rd				woodiand Serie			
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Builder's Name   Circle (D. Bern Co.     Builder's Adress   D.B. Orger 714. Shinky MA     Distance to Nearest Building   75     Distance to Nearest Building   75     Distance from Lot Lines 7.8 R.S. /?/L.S.   Rear     Builder's Address   ////////////////////////////////////	1019/10		-		High Vy-Low V			
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Distance to Nearest Building 75   Girders & X & Lally Columns where   Swampy weight     Distance from Street   Thickness 10 °   Rolling Yes   Rolling Yes     Distance from Lot Lines 7& R.S. 19.1.S. Rear   Footings 24° Width 24° Thickness 10°   Rolling Yes   Rolling Yes     Is Building New Yes - nephecing eld   Will Building Conform to Requirements of Law Yes   Ledge weight   Rolling Yes     Is Building Moved weight Demolished all Deme   Square Footage of Building 1152 44   Est. Cost 4000044   Solid Yes     Classification   1st   2nd   3rd   Ledge weight     Street Public   Improvements   Application Denied   Application on White Paper, Size 8½211", Scale 1"=40"     Dirt and Private   Ma   Gas   Ma   Street rearest Made Gas   Street Gast   Male Electric   Male Street of Plans Filed Real eweight 10'   Male 50'     Street Grade   MA   Septic   Male Foundation Permit Granted   Permit Granted   Street Grade   Male Septic   Male Septic   Male Septic			Siz	e of Sills 246 PT Posts 646 54P				
Distance from Street   Height of Foundation 4/6+3+ Thickness 10+   Rolling Yes-     Distance from Lot Lines 7.8 R.S. /A/L.S. Rear   Footings 2.4+ Width 2.4+ Thickness 10+   Rolling Yes-     Is Building New Yes-   replacing eld   Footings 2.4+ Width 2.4+ Thickness 10+   Ledge     Is Building Alteration   Model   Will Building Conform to Requirements of Law Yes   Ledge   Ledge     Is Building Moved   Moved   Moved   Square Footage of Building   1/5.2 4+   Est. Cost 460000+   Solid   Yes     Is Building Moved   Moved   Moved   Moved   Square Footage of Building   1/5.2 4+   Est. Cost 460000+   Solid   Yes     Is Building Moved   Moved   Moved   Moved   Moved   Square Footage of Building   1/5.2 4+   Est. Cost 460000+   Solid   Yes     Is Building Moved   Moved   Moved   Moved   Application Denied   Solid   Yes     Street Public   Improvements   Application Denied   Structural Forms Must Remain in Place for 24 Hours   Solid   Moved	P.O. Dox ITF, Shinicy hill		Gir	ders 2×6 Lally Columns None	Swampy ALC			
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Is Building Addition   Will Building Conform to Requirements of Law   Yes   Ledge   Model     Is Building Alteration   No   Square Footage of Building   1/52 47   Est. Cost   Solid   Yes     Is Building Moved   No   Demolished all Rene   Square Footage of Building   1/52 47   Est. Cost   Solid   Yes     Classification   1st   2nd   3rd   Solid   Yes     Direct Public   Improvements   Application Denied     Paved   NA   Water   NA   Plot Plan to Accompany This Application on White Paper, Size 8½x11", Scale 1"=40"     Dirt and Private   NA   Sewer   MA   Garages Must Be Fireproofed on Wall Nearest House if Within 10"   NA   14"     Sidewalk   NA   Gas   Structural Forms Must Remain in Place for 24 Hours   OK   14"     Easements   N/A   Electric   NA   Number of Plans Filed   Reviewe on 10/27/49   HK   14"     Street Grade   NA   Septic   NA   Foundation Permit Granted   Permit Granted     Remarks:   Application Approved:     Set E BUILDING INSPECTOR			Fo	otings 24° Width 24° Thickness 10°	a support the			
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Classification   1st   2nd   3rd     Street   Public   Improvements   Application Denied     Paved   WA   Water   MA   Plot Plan to Accompany This Application on White Paper, Size 8%x11", Scale 1"=40"     Dirt and Private   MA   Sewer   MA   Garages Must Be Fireproofed on Wall Nearest House if Within 10"   MA     Sidewalk   MA   Gas   MA   Structural Forms Must Remain in Place for 24 Hours   OK     Basements   MA   Electric   MA   Number of Plans Filed   Reviewe 0: 10/37/49   Yark     Street Grade   MA   Septic   MA   Foundation Permit Granted   Permit Granted     Remarks:    Application Approved:    Application Approved:     Stee 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 HE CALLED NOON TIME OR EVENINGS BETWEEN 6:00-9:00 p.m.			-		- April 1997			
Classification   Improvements   Application Denied     Street   Public   MA   Improvements   Application Denied     Paved   MA   Water   MA   Plot Plan to Accompany This Application on White Paper, Size 8½x11", Scale 1"=40"     Dirt and Private   MA   Sewer   MA   Garages Must Be Fireproofed on Wall Nearest House if Within 10"   MA     Sidewalk   MA   Gas   MA   Structural Forms Must Remain in Place for 24 Hours   OK     Sidewalk   MA   Electric   MA   Number of Plans Filed   Rewiewew 10/27/49   HTK     Street Grade   MA   Septic   MA   Foundation Permit Granted   Permit Granted     Remarks:   Application Approved:   Application Approved:   Application Approved:     Building   Pole born   on foundation where old born   DIb 10/21/R     SEE EUILDING INSPECTOR, FRANK KRYSA, ON TUESDAY EVENINGS AT THE TOWN HALL BETWEEN 6:30 - 7:30 p.m.   The private of	Is Building Moved No Demolished all Dane		Squ	uare Footage of Building 1152 4 Est. Cost 400007	A Solid Yes			
Street   Public   Improvements   Application Denied     Paved   MA   Water   MA   Plot Plan to Accompany This Application on White Paper, Size 8%x11", Scale 1"=40"     Dirt and Private   MA   Sewer   MA   Garages Must Be Fireproofed on Wall Nearest House if Within 10"   MA   14"     Sidewalk   MA   Gas   MA   Structural Forms Must Remain in Place for 24 Hours   OK   0K	Classification 1st 2nd 3rd 5ng							
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Sidewalk   MA   Gas   MA   Structural Forms Must Remain in Place for 24 Hours   OK     Easements   NA   Electric   NA   Number of Plans Filed   Reviewet:   10/27/49   Formation   Structural Forms Must Remain in Place for 24 Hours   Structural Forms Must Remain in Place for 24 Hours   OK     Street Grade   NA   Electric   NA   Foundation Permit Granted   Permit Granted   Permit Granted     Remarks:   Application Approved:   Application Approved:   Image: Common Structural Formation Structural Formation Structural Formation Structural Formation Structural Permit Granted   Structural Formation Structural Form	Dirt and Private NA	Sewer NA						
Easements   Number of Plans Filed	Sidewalk NA	Gas NA		Structural Forms Must Remain in Place for 24 Hours				
Remarks: Remarks: Building Pole born on foundation where old born W16-10/27R was just domme od 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.	Easements NA	Electric NA		Number of Plans Filed Reviewees 10/27/99 ft	K			
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.	Street Grade N/A	Septic NA		Foundation Permit Granted Permit Gra	inted			
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### Barn Rebuild

# Current Barn

## Current Barn

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TRANSPORTER TO

REPATIONS

§ 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	Community	Property
Masschusetts Historical Commission Massachusetts Archives Building 220 Morrissey Boulevard Boston, Massachusetts 02125	Bolton Area(s)	962 Main Street Form No.
Boston, Massachusetts 02125	Area(s)	100; 279, 280
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A SAME	1 公司科	
	# 279	
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Massachusetts Historical Commission	Community	Property Address	
220 Morrissey Boulevard Boston, Massachusetts 02125	Bolton	962 Main Street	
	Area(s)	Form No(s). 100; 279, 280	
Boston, Massachusetts 02125		Form No(s	5).

National Register of Historic Places Criteria Statement Form

#### Check all that apply:

[x] Individually eligible [] Eligible <u>only</u> in a historic district [] Contributing to a potential historic district [] Potential historic district

Criteria: [x] A [] B [x] C [] D

Criteria Considerations: [] A [] B [] C [] D [] E [] F [] G

Statement of Significance by <u>Anne Forbes, Consultant</u> 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 wellpreserved 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.

#### § 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.

#### § 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%.

#### § 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







# Thank you!