

Valerie Oorthuys, AICP - Town Planner
Bolton Planning Board
663 Main Street
Bolton, Massachusetts 01740

August 17, 2022

RE: Special Permit – Backland Lot
Alphaterra Design, LLC
0 Main Street, Bolton (Map 5E-100)

Dear Ms. Oorthuys,

On behalf of our client, Alphaterra Design, LLC, and as required by the Town of Bolton Zoning Bylaw, Hannigan Engineering, Inc. is submitting an application for a Special Permit for the creation of a Backland Lot on Main Street in Bolton, Massachusetts (Map 5E-100). The project is depicted on Assessor's Map 5E as Parcel 100 located along the southerly side of Main Street within the Residential District. It is the intent of the applicant to divide the property into two building lots, one being Backland Lot with the other lot being a traditional building lot. As such, a Special Permit is required from the Planning Board. A Plan of Land to create the two lots under the Approval Not Required (ANR) provisions of the Subdivision Control Law has also been submitted to the Planning Board for endorsement.

The Property is located along the southerly side of Main Street and currently does not contain any standing structures. The property is predominantly woodland and the topography of the land is unique in nature. Main Street is elevated above the front portion of the land and the land then drops in elevation to an area of wetland resources immediately along the roadway. The land then rises approximately 150-feet to a high point located at the rear of the property. The property also contains several areas subject to protection under the Wetlands Protection Act as well as the Bolton Wetlands Regulations. Filings for work associated with these areas are currently under review with the Conservation Commission.

Per Section 2.3.5.5 of the Zoning Bylaw, the Special Permit Granting Authority may consider the following aspects relative to issuance of the Special Permit for the creation of a Backland Lot:

- a) *A minimum of street frontage on an accepted and/or approved town way of 50 feet.*

The proposed lot is provided with 60.03 feet of street frontage along Main Street, which is an accepted public way.

- b) *The Minimum allowable lot width between the dwelling site and the access to the public way is 25'. All plans for such lots shall show and indicate what the minimum lot width is in said plan though it may be in excess of 25'.*

The proposed lot has a minimum lot width of 50-feet between the frontage and area proposed for the building.

- c) *The minimum lot size shall be 4 ½ acres.*

The proposed lot has an area of 19.44 acres of land, consisting of approximately 18.3 acres of upland area on the property.

- d) *Not more than one other reduced frontage lot with frontage contiguous to it will be allowed. A lot or lots with reduced frontage as allowed under this Backland Zoning Bylaw shall be separated from any other reduced frontage lot or lots by not less than two hundred feet (200i) of frontage on an accepted and/or approved town way.*

The proposal is for a single Backland Lot to be created as part of the development of the parcel of land. The second lot will be a traditional lot compliant with the Zoning Bylaw with 200-feet of frontage.

- e) *No structure shall be erected within 50 feet of any lot line.*

The proposed structures will be located in excess of 50-feet from any lot line.

- f) *Once a reduced frontage lot is created and approved by the planning board, it cannot be subsequently divided to less than 4 ½ acres.*

It is not the intent of the applicant to subdivide the lot to less than the required 4-½ acres upon the issuance of the Special Permit.

- g) *At least 1 ½ acres of contiguous land which is not in a: 1) Flood Plain District (Section 2.5.3) 2) Water Resource Protection District (Section 2.5.4)*

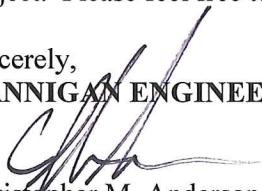
There is at least 1.5 acres of contiguous land which is not located within the Flood Plain District nor Water Resource Protection District.

- h) *Granting of a Special Permit under this Bylaw does not constitute a waiver of any other applicable Bylaw or statute.*

Acknowledged.

Hannigan Engineering, Inc. is providing this information to assist the Board and the Town Departments in their review of this project for its anticipated approval. We look forward to working with you on this project. Please feel free to contact me at this office should you have any questions or concerns.

Sincerely,
HANNIGAN ENGINEERING, INC



Christopher M. Anderson, PE
Project Engineer

pc: Alex Duhani, Alphaterra Design, LLC

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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 or 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.

BACKLAND LOT
Application for Special Permit

Bolton, Mass _____ 20_____
(Date of Filing)

Name of Applicant Alphaterra Design, LLC

Address 5 BRIDLE PATH, SHREWSBURY, MA

Name of Engineer or Surveyor Hannigan Engineering, Inc.

Address 8 Monument Square, Leominster, MA

Deed or property Recorded in: Book No. 63637 Page 317 of the Worcester
Registry of Deeds.

Location and Description of Property: Along south side of Main Street (117) adjacent to #222

220 Main St Main Street

Signature of Owner or Agent 

Address 5 Bridle Path, Shrewsbury, MA 01545

Phone Number (774) 262-7843

Date Received _____

By _____

Fee Paid _____