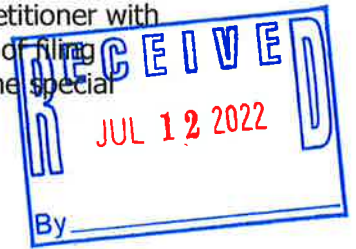


From: Ch. 40A S 9 "Each application for a special permit shall be filed by the petitioner with the city or town clerk and a copy of said application, including the date and time of filing certified by the city or town clerk, shall be filed forthwith by the petitioner with the special permit granting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



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

Bolton, Mass July 6 20 22
(Date of Filing)

Name of Applicant Wendy Harrop

Address 5 Harvard Rd

Deed or property Recorded in: Book No. 17579 Page 127-131 of
the Worcester Registry of Deeds.

Location and Description of Property (include zoning district(s)): parcel 005.C-0005.0

Lot Frontage: _____ feet

Lot Area: _____ Square Feet

Year detached barn, stable, or carriage house was built: 1980 (must be prior to 1925)

Accessory Apartment

☒ Home Occupation as Accessory Use

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

Bed & Breakfast Home
farm based education, agritourism, social gatherings limited to 45 people

Signature of Owner or Agent Wendy Harrop

Address 5 Harvard Rd

Phone Number 408-761-2779

Date Received _____

By _____

Fee Paid _____

Barn, Stable and Carriage House Preservation Checklist for Special Permit

Accessory Apartments

- _____ Barn, stable or carriage house must have existed continuously since 1925.
- _____ Barn, stable or carriage house must have a minimum net floor area of 400 square feet.
- _____ Barn, stable or carriage house and principal dwelling must be and remain located on the same lot.
- _____ At least one of the dwellings must be and remain owner occupied.
- _____ 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.
- _____ 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.
- _____ Exterior façade 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 façade of the barn, stable or carriage house shall have been changed from its original appearance prior the filing for a special permit, 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%.
- _____ Sufficient off-street parking must be provided for occupants of the barn, stable or carriage house.
- _____ 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 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.
- ☒ 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



Phineas Wright House
5 Harvard Rd
Bolton, MA
01740

July 6, 2022

Attn: Town of Bolton Planning Board

Town Hall
663 Main Street
Bolton, MA
01740

Re: Request for Additional Permit (Bed & Breakfast Home) and existing Barn Use Permit Amendments

Thank you for taking the time to review my request for these collective permits and bylaw applications to build my business in service to my family, my clients, and our community. The impact will be a celebration of this expansive space that has always felt like too much goodness for one family.

Background

The Phineas Wright House is a small business that creates a space to introduce neighbors and visitors alike to the restorative benefits of nature, slow living, farming, creativity, and hospitality. We do this through half-day to multi-day experiences, field dinners, farm stays, social gatherings, farm-based education and workshops that provide immersive education in celebration of the beauty and bounty of this land. It is a place that provides restoration, connection, community, and rest. Another key aspect of the Phineas Wright House's business model is collaboration with other local small businesses to provide shared community experiences.

The Phineas Wright House is proud to support the spirit of the Right To Farm Bylaw:

"... Conducting agriculture-related educational and farm-based recreational activities, including agritourism, provided that the activities are related to marketing the agricultural output or services of the farm..."

as well as the Agricultural Exemption 61A qualified within the following guidelines outlined in Section 3: Subjects which zoning may not regulate; exemptions;etc

'...or to parcels 2 acres or more if the sale of products produced from the agriculture, aquaculture, silviculture, horticulture, floriculture or viticulture use on the parcel annually generates at least \$1,000 per acre based on gross sales dollars in area not zoned for agriculture, aquaculture, silviculture, horticulture, floriculture or viticulture.'

Growth in Scope for Property Uses

Phineas Wright House is growing just like the bounty on this beautiful property. To accommodate this growth I am requesting the following to provide experiences including; farm stays (Bed & Breakfast Home) half-day to multi-day retreats, field dinners, social gatherings, farm-based education and workshops that are expanded in scope as outlined in the request for revisions below as well as the addition of the bed & breakfast home permit. These updates to the scope of property use will allow for the entire property to be enjoyed by the good and kind community that are attracted to spending more time in this space.

- **Request for a Bed & Breakfast Home Permit**

This will expand my current offerings to include the house, provide "Farm Stays" (two - twenty eight night immersive experiences), and increase use from seasonal to year-round availability.

Understood Parameters

- The bed & breakfast use shall appear incidental to the primary residential use of the dwelling
- The bed & breakfast is a private owner-occupied dwelling where not more than three rooms are let, a breakfast is included in the rent and all accommodations are reserved in advance
- The bed & breakfast use shall not be substantially detrimental or offensive to the neighborhood or destructive of property values therein
- Guest rooms shall contain no individual cooking facilities
- Breakfast shall be made available to guests from a central kitchen and shall be limited to those who are permanent residents and paying overnight guests
- Visibility of parking and service areas from public streets shall be minimized through site arrangement and such areas shall be screened from abutting properties
- Domestic scale shall be maintained in the building's architectural design through massing devices, such as breaks in wall and roof planes and through the design of architectural features
- Pedestrian and vehicular movement to, from and within the site shall be safe and convenient and arranged so as not to disturb abutting properties
- The bed & breakfast shall meet all building code requirements and shall have properly installed and maintained fire safety devices for the protection of all occupants. The bed & breakfast shall be subject to compliance with state and local Board of Health requirements and state and local wetland bylaws and regulations

- **Request for revisions to the existing Barn Use Permit**

Current Permit Guidelines	Requested Revision
Seasonal	<ul style="list-style-type: none"> • Year round use
Limited Number of Gatherings Per Month	<ul style="list-style-type: none"> • No cap on the number of experiences in a calendar month
Permanent Signage	Addition of permanent signage at the entrance to the: <ul style="list-style-type: none"> • driveway at 5 Harvard Rd • entrance to the pre-approved field for overflow parking

• **Existing Barn Use Permit - No Changes**

Current Permit Guidelines	Requested Revision
Occupancy regulations	No change
Catering services	No change
Bathroom regulations	No change
Parking regulations	No change
Noise and time regulations	No change
Lighting regulations	No change

Thank you for your consideration.



Wendy Harrop

Owner, Phineas Wright House