



**** PROPOSED BYLAW ****

BED & BREAKFAST ESTABLISHMENTS AND HOMES FACT SHEET

Planning Board is proposing a new bylaw to allow Bed & Breakfast Establishments and Homes as a permitted use under Bolton's Zoning Bylaw. The Warrant for Annual Town Meeting includes an article for this bylaw. Residents will have an opportunity to vote on this article by attending Annual Town Meeting on June 22, 2020.

HERE'S WHAT TO KNOW ABOUT THE PROPOSED BYLAW...

What is a Bed & Breakfast Establishment?

- A Bed & Breakfast Establishment would be defined as a private owner-occupied dwelling where four (4) to 10 rooms are let.

What is a Bed & Breakfast Home?

- A Bed & Breakfast Home would be defined as a private owner-occupied dwelling where not more than three (3) rooms are let.

Where would Bed & Breakfasts be allowed?

- Bed & Breakfasts would be allowed in Bolton's Residential Zoning District.

How would Bed & Breakfasts be regulated?

- Any necessary safeguards and limitations would be established through a Special Permit issued by the Planning Board.
- Bed & Breakfasts would be incidental to the primary residence and would maintain a residential appearance.
- Breakfast would be limited to permanent residents and paying overnight guests.
- A minimum of one (1) parking space per room rented would be required.

What are some of the potential benefits?

- Bolton could collect up to 6% excise tax on Bed & Breakfast Establishments in accordance with M.G.L. c. 64G, § 3A.
- Bed & Breakfasts could provide residents opportunity to earn supplemental income.

Other Abutting Towns that allow Bed & Breakfasts include:

- Berlin, Clinton, Harvard, Hudson and Stow.

Please contact the Bolton Planning Department with any questions.
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