

John D. Sargent, P.E.

127 Goeletta Drive, Falmouth, MA 02536
978-833-1610

**Slade Family Trust
Backland Lot and Common Driveway Application
Bolton, MA Planning Board**

Please find attached the requested copies of the plans and relevant support documents for both the Backland Lot and Common Driveway Application for property located at 89 and 91 South Bolton Road. The property is comprised of several parcels of land totaling approximately 29 acres including 2 existing single family homes. The project as proposed will realign the existing 2 single family lots while incorporating additional land to provide for 3 new building lots (one backland lot) and a 16 acre parcel to receive a Conservation Easement. A Common Driveway will serve the 5 lots replacing the existing 2 individual driveways.

As previously discussed with the Planning Board, we are requesting a waiver from the Lot Shape requirement of the Backland Lot Bylaw due to the existing topography, wetlands and the desire to provide the largest area possible for the Conservation Easement.

The Common Driveway will extend from its intercept with South Bolton Road, 565 feet to the terminus of the common drive. The driveway is proposed to be paved with pervious pavement to support the drainage requirements of the bylaw. The use of pervious pavement provides for a drainage system with the least impact on the environment. The use of pervious pavement in this type of design is strongly supported by Mass DEP, EPA and Mass DOT along with numerous other organizations and states.

We look forward to discussing this project with you. I can be reached at the above address or by email: jackinhatchville@gmail.com.

Attachments:

**Backland Lot Application (2 copies)
4 full size prints**

**Common Driveway Application (8 copies)
2 full size, 8 half size prints
Abutters list as specified
Soil test results
Pervious Pavement EPA recommendations**

Filing fees for both permits

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.

**BACKLAND LOT
Application for Special Permit**

Bolton, Mass _____ 20 _____
(Date of Filing)

Name of Applicant SARAH SLADE
CHRISTOPHER SLADE / 89 S. BOLTON RD. A.T.

Address 62 S. BOLTON RD. BOLTON MA 01740

Name of Engineer or Surveyor DAVID TEACHOUT P.L.S. W/ D. J. + ASSOC

Address 7 CEDAR ST. CLINTON MA. 01570

Deed or property Recorded in: Book No. 50871 Page 211 of the 236
17730 382 WORC.
Registry of Deeds.

Location and Description of Property: LOT #2 SUPPORT HOUSE

AT 91 S. BOLTON RD.

Signature of Owner or Agent Christa S. Slade

Address 62 S. BOLTON RD. BOLTON MA 01740

Phone Number 978-265-6415

Date Received _____

By _____

Fee Paid _____

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.

**COMMON DRIVEWAY
Application for Special Permit**

Bolton, Mass _____ 20 _____
(Date of Filing)

Name of Applicant CHRISTOPHER SLADE / 89 S. BOLTON Rd R.T.

Address 62 S. BOLTON Rd. BOLTON MA 01740

Name of Engineer or Surveyor J.D. SARGENT

Address 127 GOBELT TA DR. FALMOUTH MA, 02536

Deed or property Recorded in: Book No. 50871 Page 211 of the WORE.
Registry of Deeds. 17579 382

Location and Description of Property: 89-91 S. BOLTON Rd.

Number and description of lots to be served: 5 OR 4 BACKLAND

4 FRONTAGE LOTS. Bd of APPEALS NEEDED

FOR 5 TOTAL.

I certify that I have filed a copy of the application and plan with:

1. Conservation Commission
2. Fire Department
3. Board of Selectmen

Signature of Owner or Agent CHRISTOPHER S. SLADE

Address 62 S. BOLTON Rd.

BOLTON, MA 01740

Phone Number 978-265-6415

Date Received _____

By _____

Fee Paid _____



500 foot Abutters List Report

Bolton, MA
November 23, 2021

Subject Properties:

Parcel Number: 003.C-0000-0018.0
CAMA Number: 003.C-0000-0018.0
Property Address: 89 S BOLTON RD

Mailing Address: CROSSED STREAMS LEASING INC TR
89 SOUTH BOLTON ROAD TRUST
1558 LUNENBURG RD
LANCASTER, MA 01523-

Parcel Number: 003.C-0000-0020.1
CAMA Number: 003.C-0000-0020.1
Property Address: 0 S BOLTON RD

Mailing Address: SLADE PAUL H & MARY EVELYN
96 S BOLTON RD
BOLTON, MA 01740-

Parcel Number: 003.C-0000-0027.0
CAMA Number: 003.C-0000-0027.0
Property Address: 91 S BOLTON RD

Mailing Address: SLADE SARAH M&CHRISTOPHER S,TR,S
M S FAM
62 S BOLTON RD
BOLTON, MA 01740-

Abutters:

Parcel Number: 002.C-0000-0082.0
CAMA Number: 002.C-0000-0082.0
Property Address: 70 QUAKER LN

Mailing Address: EISEMANN HENRY GARDNER &
EISEMANN LESLIE RUSSELL
70 QUAKER LANE
BOLTON, MA 01740-

Parcel Number: 002.C-0000-0083.0
CAMA Number: 002.C-0000-0083.0
Property Address: 72 QUAKER LN

Mailing Address: VIJAYENDRAN KRISHNA G & WAN
CLAUDIA S
72 QUAKER LANE
BOLTON, MA 01740-

Parcel Number: 002.C-0000-0084.0
CAMA Number: 002.C-0000-0084.0
Property Address: 74 QUAKER LN

Mailing Address: WALKER DUSTIN & MARIANNE
74 QUAKER LANE
BOLTON, MA 01740-

Parcel Number: 002.C-0000-0085.0
CAMA Number: 002.C-0000-0085.0
Property Address: 76 QUAKER LN

Mailing Address: SMITH ODILE M & GONZALES GILLES
OLIVER
2451 RIVERBEND RD
ALLENTOWN, PA 18103-

Parcel Number: 003.C-0000-0004.0
CAMA Number: 003.C-0000-0004.0
Property Address: 0 BERLIN RD

Mailing Address: OPEN SPACE - MEADOW FARM ESTATE
BOLTON CONSERVATION TRUST
663 MAIN ST
BOLTON, MA 01740-

Parcel Number: 003.C-0000-0014.0
CAMA Number: 003.C-0000-0014.0
Property Address: 41 FARM RD

Mailing Address: MURPHY DANIEL T & JENNIFER M
DURETTE
41 FARM RD
BOLTON, MA 01740-

Parcel Number: 003.C-0000-0015.0
CAMA Number: 003.C-0000-0015.0
Property Address: 53 FARM RD

Mailing Address: CARROLL CHRISTOPHER C & MICHELE
J STERN
53 FARM RD
BOLTON, MA 01740-

As set forth in the Assessor's records as of July 1, 2021.

Kelly Garlock
Assistant Assessor



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500 foot Abutters List Report

Bolton, MA
November 23, 2021

Parcel Number: 003.C-0000-0016.0 CAMA Number: 003.C-0000-0016.0 Property Address: 47 S BOLTON RD	Mailing Address: LACHANCE MARTIN & CATHERINE E 47 S BOLTON RD BOLTON, MA 01740-
Parcel Number: 003.C-0000-0016.A CAMA Number: 003.C-0000-0016.A Property Address: 55 S BOLTON RD	Mailing Address: MAHONEY THOMAS P 55 S BOLTON RD BOLTON, MA 01740-
Parcel Number: 003.C-0000-0017.0 CAMA Number: 003.C-0000-0017.0 Property Address: 58 FARM RD	Mailing Address: GREGORY JONATHAN & KERIN E 58 FARM RD BOLTON, MA 01740-
Parcel Number: 003.C-0000-0017.A CAMA Number: 003.C-0000-0017.A Property Address: 46 FARM RD	Mailing Address: MARR FRANCIS PETER & LUND MELISSA ELIZABETH 46 FARM RD BOLTON, MA 01740-
Parcel Number: 003.C-0000-0019.0 CAMA Number: 003.C-0000-0019.0 Property Address: 49 FARM RD	Mailing Address: TYLER TODD W & ERIKA R LUNARDI & ELAINE LUNARKI 49 FARM RD BOLTON, MA 01740-
Parcel Number: 003.C-0000-0021.0 CAMA Number: 003.C-0000-0021.0 Property Address: 127 S BOLTON RD	Mailing Address: BASS CASANDRA A 127 S BOLTON RD BOLTON, MA 01740-
Parcel Number: 003.C-0000-0021.A CAMA Number: 003.C-0000-0021.A Property Address: 0 S BOLTON RD	Mailing Address: SLADE PAUL H 96 S BOLTON RD BOLTON, MA 01740-
Parcel Number: 003.C-0000-0022.0 CAMA Number: 003.C-0000-0022.0 Property Address: 0 S BOLTON RD	Mailing Address: NEW ENGLAND POWER COMP PROPERTY TAX DEPT 40 SYLVAN RD WALTHAM, MA 02451-
Parcel Number: 003.C-0000-0025.0 CAMA Number: 003.C-0000-0025.0 Property Address: 84 S BOLTON RD	Mailing Address: BURGOYNE DEBORAH 82 S BOLTON RD BOLTON, MA 01740-
Parcel Number: 003.C-0000-0026.0 CAMA Number: 003.C-0000-0026.0 Property Address: 96 S BOLTON RD	Mailing Address: SLADE CHALONER & CHARLOTTE EST OF C/O PAUL & MARY SLADE 96 S BOLTON RD BOLTON, MA 01740-
Parcel Number: 003.C-0000-0026.2 CAMA Number: 003.C-0000-0026.2 Property Address: 118 S BOLTON RD	Mailing Address: SLADE PAUL H & MARY EVELYN 96 SOUTH BOLTON ROAD BOLTON, MA 01740-
Parcel Number: 003.C-0000-0042.0 CAMA Number: 003.C-0000-0042.0 Property Address: 62 S BOLTON RD	Mailing Address: SLADE SARAH M & CHRISTOPHER S, TR SARAH M SLADE FAMILY TR 62 SO BOLTON RD BOLTON, MA 01740-



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500 foot Abutters List Report

Bolton, MA
November 23, 2021

Parcel Number: 003.C-0000-0043.1
CAMA Number: 003.C-0000-0043.1
Property Address: 0 S BOLTON RD

Mailing Address: SLADE SCOTT C
62 SO BOLTON RD
BOLTON, MA 01740-

Parcel Number: 003.C-0000-0055.0
CAMA Number: 003.C-0000-0055.0
Property Address: 4 MILLBROOK LN

Mailing Address: HANNOOSH JAMES & SARAH
4 MILLBROOK LN
BOLTON, MA 01740-

Parcel Number: 003.C-0000-0056.0
CAMA Number: 003.C-0000-0056.0
Property Address: 10 MILLBROOK LN

Mailing Address: TIVNAN SARAH A
10 MILLBROOK LN
BOLTON, MA 01740-

Parcel Number: 003.C-0000-0057.0
CAMA Number: 003.C-0000-0057.0
Property Address: 12 MILLBROOK LN

Mailing Address: DALY DANIEL F & NORA T
12 MILLBROOK LN
BOLTON, MA 01740-

Parcel Number: 003.C-0000-0058.0
CAMA Number: 003.C-0000-0058.0
Property Address: 16 MILLBROOK LN

Mailing Address: JIANG QI & YI ZHAO
16 MILLBROOK LN
BOLTON, MA 01740-

Parcel Number: 003.C-0000-0061.0
CAMA Number: 003.C-0000-0061.0
Property Address: 23 MILLBROOK LN

Mailing Address: SZLOSEK ALLISON E & ANDREW D
ITZKOWITZ
23 MILLBROOK LN
BOLTON, MA 01740-

Parcel Number: 003.C-0000-0062.0
CAMA Number: 003.C-0000-0062.0
Property Address: 27 MILLBROOK LN

Mailing Address: BURSAW JEFFREY W & CHERYLA, TR,
BURSAW FAM REV LIVING TR
27 MILLBROOK LN
BOLTON, MA 01740-

Parcel Number: 003.C-0000-0063.0
CAMA Number: 003.C-0000-0063.0
Property Address: 19 MILLBROOK LN

Mailing Address: PHERSON DANIEL M & LAURA D
19 MILLBROOK LN
BOLTON, MA 01740-

Parcel Number: 003.C-0000-0064.0
CAMA Number: 003.C-0000-0064.0
Property Address: 15 MILLBROOK LN

Mailing Address: TVRDIK TERRY E & IRENE T
15 MILLBROOK LN
BOLTON, MA 01740-

Parcel Number: 003.C-0000-0066.0
CAMA Number: 003.C-0000-0066.0
Property Address: 0 BERLIN RD

Mailing Address: TOWN OF BOLTON ACTING BOLTON
CONSERVATION COMMISSION
PO BOX 14
BOLTON, MA 01740-

Parcel Number: 003.C-0000-0075.0
CAMA Number: 003.C-0000-0075.0
Property Address: 36 FARM RD

Mailing Address: ROHATGI BAILOO
36 FARM RD
BOLTON, MA 01740-

Parcel Number: 003.C-0000-0076.0
CAMA Number: 003.C-0000-0076.0
Property Address: 32 FARM RD

Mailing Address: FLORA BRIAN & KELLY
32 FARM RD
BOLTON, MA 01740-



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COMMON DRIVEWAY COVENANTS

(IDENTITY OF LOTS, OWNERS, + DRIVEWAY LOCUS)

do hereby enter into the following covenants, each to the other, for themselves, their heirs, devisees, successors, and assigns, to run with the land;

Each of the owners of said Lot , Lot , and Lot shall have the joint and several obligation and responsibility for the upkeep and maintainance of the existing common driveway serving the three lots so as to provide continuous year round access for motor vehicles including emergency and construction and maintainance vehicles, as well as normal pleasure vehicles. The costs of maintainance shall be divided equally between the three lots.

Maintainance shall include the removal of snow, filling of holes, regrading of the surface, maintainance of drains and swales, and care of trees and cutting of brush and grass along the driveway in a manner that preserves visibility and safe passage and allows for the efficient stacking of snow.

In the event that the driveway must be disturbed for purposes of maintaining or repairing a utility under or along it, serving one of the Lots, steps shall be taken to minimize the inconvenience to the other Lot owners, and the cost of restoring the driveway shall be borne by the Lot served by the utility in question.

No capital improvements or changes shall be made without the unanimous agreement of the owners of the three Lots.

In the event that the owners of one Lot fail to pay the proportionate share within thirty days of its becoming due, the owners of the other Lots, upon payment of all shares, shall have a lien against the delinquent owners' Lot, which shall bear interest at a rate of twelve % per annum, and which may be evidenced by recordation of a Notice of Lien. Said lien shall be immediately discharged by the aggrieved owners upon receipt of payment.

In the event that there is a failure to agree on an appropriate party to perform any maintainance obligation set out herein, or any capital improvement unanimously agreed to be made, bids shall be solicited from no less than three reputable service contractors, and the work service performed by the lowest bidder.

Signed and sealed

date

date

date

date

date

date

COMMONWEALTH OF MASSACHUSETTS

Worcester ss.

, 19

Then personally appeared the above named _____ and
acknowledged the foregoing instrument to be their free act and deed, before me,

Notary Public

My commision expires