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 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.

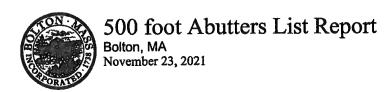
BACKLAND LOT Application for Special Permit

Bolton, Mass 20
(Date of Filing)
SARAH SLADE
Name of Applicant CHRISTOPHER SLADE/89 S. BOLTON A. R. T.
Address 62, 5, BOLTON Rd. BOLTON MA 01740
Name of Engineer or Surveyor David TEACHOUT P.L.S. W/ D. J.+ ASSOC
Address 7 GRORR ST. GLINTON, MA, 01570
Address 7 CEDER ST. GLINTON. MA. 01570 50 E 7 211 Deed or property Recorded in: Book No. 17379 Page 382 of the WORLI Registry of Deeds.
Location and Description of Property: 40T Fa Support Howse
AT 91 Si BOLTON Pd.
Signature of Owner or Agent Signature Signature
Address 62. S. BOLTON Bolton MALGITH
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 or said application, including the date and time or 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 A	d R.T.	
Address 62 S. BOLTEN Rd.	BOLTOU MA 01740		
Name of Engineer or Surveyor T.O. S	ar gint'		
Address 127 Gofla TTA DIL.			
Deed or property Recorded in: Book No Registry of Deeds.	50 871 211 0.177 30 Page 238 of the 17579 382	WORE.	
Location and Description of Property:	89-91 5. BOLTON BL.		
Number and description of lots to be serve	d: 5084 BRCK. Bd of APPEALS NO	LANO ENGO	
FOR 5 TOTAL	•		
I certify that I have filed a copy of the app	lication and plan with:		
 Conservation Commission Fire Department Board of Selectmen 			
Signature of	Owner or Agent history	SCADE	
· ·	Address 62 S. BOLTON		
	BOLTEN, MI O	1740	
	Bo L Tev, MI O. Phone Number 978-265-	6415	
Date Received			
Fee Paid			



Subject Properties: `

Parcel Number: CAMA Number: 003.C-0000-0018.0 003.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: CAMA Number: 003.C-0000-0020.1

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: CAMA Number: 003.C-0000-0027.0

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

Parcel Number: CAMA Number: 002.C-0000-0083.0 002.C-0000-0083.0

Property Address: 72 QUAKER LN

Parcel Number: **CAMA Number:**

002.C-0000-0084.0 002.C-0000-0084.0

Property Address: 74 QUAKER LN

Mailing Address:

Parcel Number: 002.C-0000-0085.0

CAMA Number: Property Address: 76 QUAKER LN

002.C-0000-0085.0

Parcel Number: CAMA Number:

003.C-0000-0004.0

Property Address: 0 BERLIN RD

003.C-0000-0004.0

003.C-0000-0014.0 Parcel Number:

CAMA Number:

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

Parcel Number: **CAMA Number:** 003.C-0000-0015.0 003.C-0000-0015.0

Property Address: 53 FARM RD

Mailing Address: EISEMANN HENRY GARDNER & EISEMANN LESLIE RUSSELL

70 QUAKER LANE **BOLTON, MA 01740-**

VIJAYENDRAN KRISHNA G & WAN Mailing Address:

CLAUDIA S 72 QUAKER LANE

BOLTON, MA 01740-

WALKER DUSTIN & MARIANNE

74 QUAKER LANE **BOLTON, MA 01740-**

SMITH ODILE M & GONZALES GILLES Mailing Address:

OLIVER 2451 RIVERBEND RD

ALLENTOWN, PA 18103-

OPEN SPACE - MEADOW FARM ESTATE Mailing Address:

BOLTON CONSERVATION TRUST

663 MAIN ST **BOLTON, MA 01740-**

Mailing Address: MURPHY DANIEL T & JENNIFER M DURETTE

41 FARM RD

BOLTON, MA 01740-

Mailing Address:

CARROLL CHRISTOPHER C & MICHELE J STERN

53 FARM RD

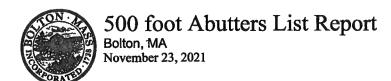
BOLTON, MA 01740-

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

Kelly Garlock Assistant Assessor Sellyotarlock



Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report. 11/23/2021



Parcel Number: CAMA Number: 093.C-0000-0016.0 003.C-0000-0016.0

Property Address: 47 S BOLTON RD

LACHANCE MARTIN & CATHERINE E Mailing Address:

47 S BOLTON RD **BOLTON, MA 01740-**

Parcel Number:,

003.C-0000-0016.A

003.C-0000-0016.A CAMA Number:

Property Address: 55 S BOLTON RD Mailing Address: MAHONEY THOMAS P

55 S BOLTON RD

BOLTON, MA 01740-

Parcel Number: CAMA Number: 003.C-0000-0017.0

003.C-0000-0017.0 Property Address: 58 FARM RD

Mailing Address: GREGORY JONATHAN & KERIN E

58 FARM RD

BOLTON, MA 01740-

Parcel Number: **CAMA Number:** 003.C-0000-0017.A 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: **CAMA Number:** 003.C-0000-0019.0 003.C-0000-0019.0

49 FARM RD Property Address:

Mailing Address:

TYLER TODD W &ERIKA R LUNARDI

&ELAINE LUNARKI 49 FARM RD

BOLTON, MA 01740-

Parcel Number: **CAMA Number:** 003.C-0000-0021.0

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: CAMA Number:

003.C-0000-0021.A

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: CAMA Number:

Property Address:

003.C-0000-0022.0 003.C-0000-0022.0

0 S BOLTON RD

Mailing Address:

NEW ENGLAND POWER COMP

PROPERTY TAX DEPT

40 SYLVAN RD WALTHAM, MA 02451-

Parcel Number: **CAMA Number:**

Property Address:

Property Address:

003.C-0000-0025.0 003.C-0000-0025.0

84 S BOLTON RD

Mailing Address:

BURGOYNE DEBORAH

82 S BOLTON RD **BOLTON, MA 01740-**

Parcel Number: **CAMA Number:**

003.C-0000-0026.0 003.C-0000-0026.0

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: CAMA Number: 003.C-0000-0026.2 003.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: CAMA Number:

Property Address:

003.C-0000-0042.0 003.C-0000-0042.0 62 S BOLTON RD

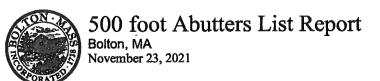
Mailing Address:

SLADE SARAH M & CHRISTOPHER S, TR

SARAH M SLADE FAMILY TR

62 SO BOLTON RD **BOLTON, MA 01740-**





Parcel Number:	003.C-0000-0043.1	Mailing Address:	SLADE SCOTT C
CAMA Number:	003.C-0000-0043.1		62 SO BOLTON RD
Property Address:	0 S BOLTON RD		BOLTON, MA 01740-
Parcel Number:	003.C-0000-0055.0	Mailing Address:	HANNOOSH JAMES & SARAH
CAMA Number:	003.C-0000-0055.0		4 MILLBROOK LN
Property Address:	4 MILLBROOK LN		BOLTON, MA 01740-
Parcel Number:	003.C-0000-0056.0	Mailing Address:	TIVNAN SARAH A
CAMA Number:	003.C-0000-0056.0		10 MILLBROOK LN
Property Address:	10 MILLBROOK LN		BOLTON, MA 01740-
Parcel Number:	003.C-0000-0057.0	Mailing Address:	DALY DANIEL F & NORA T
CAMA Number:	003.C-0000-0057.0		12 MILLBROOK LN
Property Address:	12 MILLBROOK LN		BOLTON, MA 01740-
Parcel Number:	003.C-0000-0058.0	Mailing Address:	JIANG QI & YI ZHAO
CAMA Number:	003.C-0000-0058.0		16 MILLBROOK LN
Property Address:	16 MILLBROOK LN		BOLTON, MA 01740-
Parcel Number: CAMA Number: Property Address:	003.C-0000-0061.0 003.C-0000-0061.0 23 MILLBROOK LN	Mailing Address:	SZLOSEK ALLISON E & ANDREW D ITZKOWITZ 23 MILLBROOK LN BOLTON, MA 01740-
Parcel Number: CAMA Number: Property Address:	003.C-0000-0062.0 003.C-0000-0062.0 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	Mailing Address:	PHERSON DANIEL M & LAURA D
CAMA Number:	003.C-0000-0063.0		19 MILLBROOK LN
Property Address:	19 MILLBROOK LN		BOLTON, MA 01740-
Parcel Number:	003.C-0000-0064.0	Mailing Address:	TVRDIK TERRY E & IRENE T
CAMA Number:	003.C-0000-0064.0		15 MILLBROOK LN
Property Address:	15 MILLBROOK LN		BOLTON, MA 01740-
Parcel Number: CAMA Number: Property Address:	003.C-0000-0066.0 003.C-0000-0066.0 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	Mailing Address:	ROHATGI BAILOO
CAMA Number:	003.C-0000-0075.0		36 FARM RD
Property Address:	36 FARM RD		BOLTON, MA 01740-
Parcel Number:	003.C-0000-0076.0	Mailing Address:	FLORA BRIAN & KELLY
CAMA Number:	003.C-0000-0076.0		32 FARM RD
Property Address:	32 FARM RD		BOLTON, MA 01740-



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.

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		Mv c	ommision ex		Public	