

Jim Houskeeper  
3 Leonard Road  
Mendon MA 01756

2/1/2021

To Whom it may concern:

This document represents a proposal for receiving a permit to add a driveway to Lot 3 Long Hill Road, Bolton. I believe that I have included all of the required information, but would greatly appreciate it if someone would take the time to review the proposal and if I am missing anything, to please let me know so that I can update the document in preparation for the hearing.

If you or anyone else has any questions or comments, please reach out to me either via phone or email. My contact information is below.

Regards,

Jim Houskeeper  
Cell: 774-287-0369  
Email: jimhouskeeper@gmail.com

Lot 3 Long Hill Road, Bolton MA

Permit # \_\_\_\_\_

TOWN OF BOLTON APPLICATION FOR DRIVEWAY PERMIT

Driveway Permit  
(Single or  
Shared) \$215  
Single, \$430  
Shared  
\$1,000 Surety

For acceptance, this application must be completed in full with the required documentation

I. Land Owner: Jim & Lynn Houskeeper

Land Owner Address: 3 Leonard Road Mendon MA 01756

Applicant (if different): \_\_\_\_\_

Applicant's Address: \_\_\_\_\_

Telephone #: 774-287-0369

2. Location of Proposed Driveway:

Subdivision Name: \_\_\_\_\_ Lot# 3 Street: Long Hill Rd

Assessor's Map# 4.D Parcel # 102 Street Number Assigned \_\_\_\_\_ (to be completed by Building Inspector)

3. The Town of Bolton Driveway Bylaw and Scenic Road Bylaw is attached to this application and guidelines should be taken into account in designing driveway.

4. The applicant shall attach a plan that includes the following:

- Plot plan showing location of proposed driveway
- Owners of abutting land
- Diagram showing slopes of driveway within 50 feet of the road
- Location of any culverts
- Easements of rights of way in vicinity of proposed driveway
- Distance of driveway from lot lines
- Width of driveway
- Unique natural features (streams, trees, ridges, swamps, boulders, cart roads)
- Construction material to be used for driveway
- Locus must be on plans

5. Measures shall be taken proposed to assure bylaw requirements (no blind or hazardous driveways, slope less than 10% near road, no discharge of water of filth, no inhibiting of existing drainage) are met.

6. Site of proposed driveway is clearly marked in field to facilitate inspections and street numbering. NOTE THAT FURTHER PERMITS WILL NOT BE ISSUED IF STREET NUMBER IS NOT DISPLAYED AS REQUIRED (see SECTION 1.13 STREET NUMBERING in Town Bylaws).

7. Driveway must be passable at all times for safety purposes.

8. Fees: See attached filing fee schedule.

9. Bond: A \$1000.00 check or an insurance bond (unless waived by the Planning Board) must be submitted with the application.

I, the undersigned, hereby declare that I have read and agree to the Bolton Planning Board Rules and Regulations for Single and Shared Driveways. I have deposited the required bond with the Town of Bolton, and I covenant and agree that the Town may deduct from this amount the cost of repairs to the road surface, curbs, shoulders, walls, or other features within the right-of-way including replacing bounds if not completed by me to the satisfaction of the Planning Board after appropriate review.

Applicant's signature: Jim Houskeeper

Date: 1/19/2021

**CONSERVATION COMMISSION**

Comments or Recommendations:

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Conservation Commission Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**PLANNING BOARD**

Comments or Recommendations:

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Planning Board Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**PUBLIC WORKS DEPARTMENT**

Comments or Recommendations:

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Public Works Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**BUILDING INSPECTOR**

Comments or Recommendations:

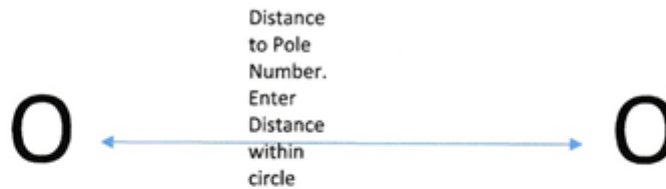
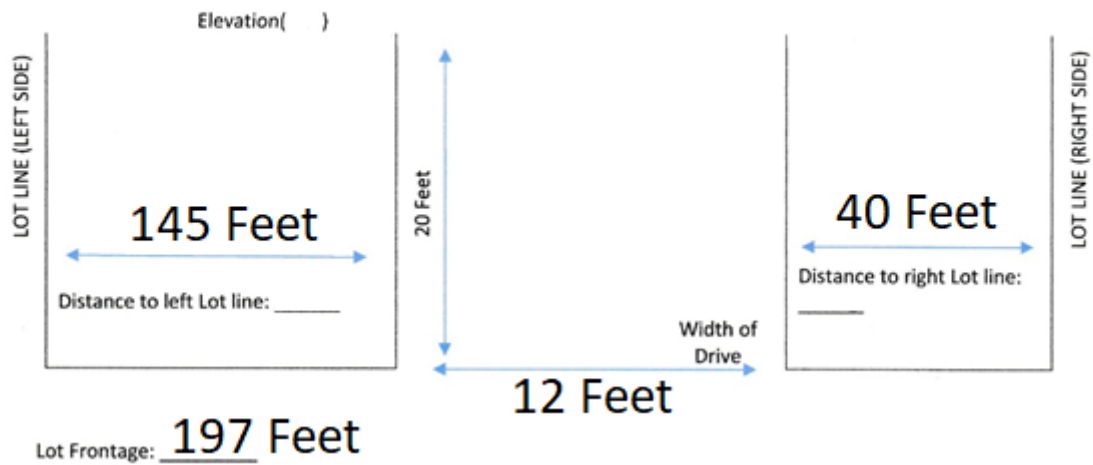
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Building Inspector Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Refer to Driveways Bylaw & Rules and Regulations when filling out this section



Check to indicate slope of drive

10% Max. slope ( )



10% Max. slope ( )

# Proposed Driveway Plan

Lot 3 Long Hill Road  
Bolton, Massachusetts  
Map 4.D / Parcel 102  
Worcester County

Prepared By: James Houskeeper  
3 Leonard Road  
Mendon, Massachusetts 01756

Plot Plan. ....	7
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The images in this section were copied from the sewage Disposal System Design prepared by Ducharme & Dillis. The images are meant to show the plot plan showing the propose location of the driveway. Multiple images at different scales are provided.



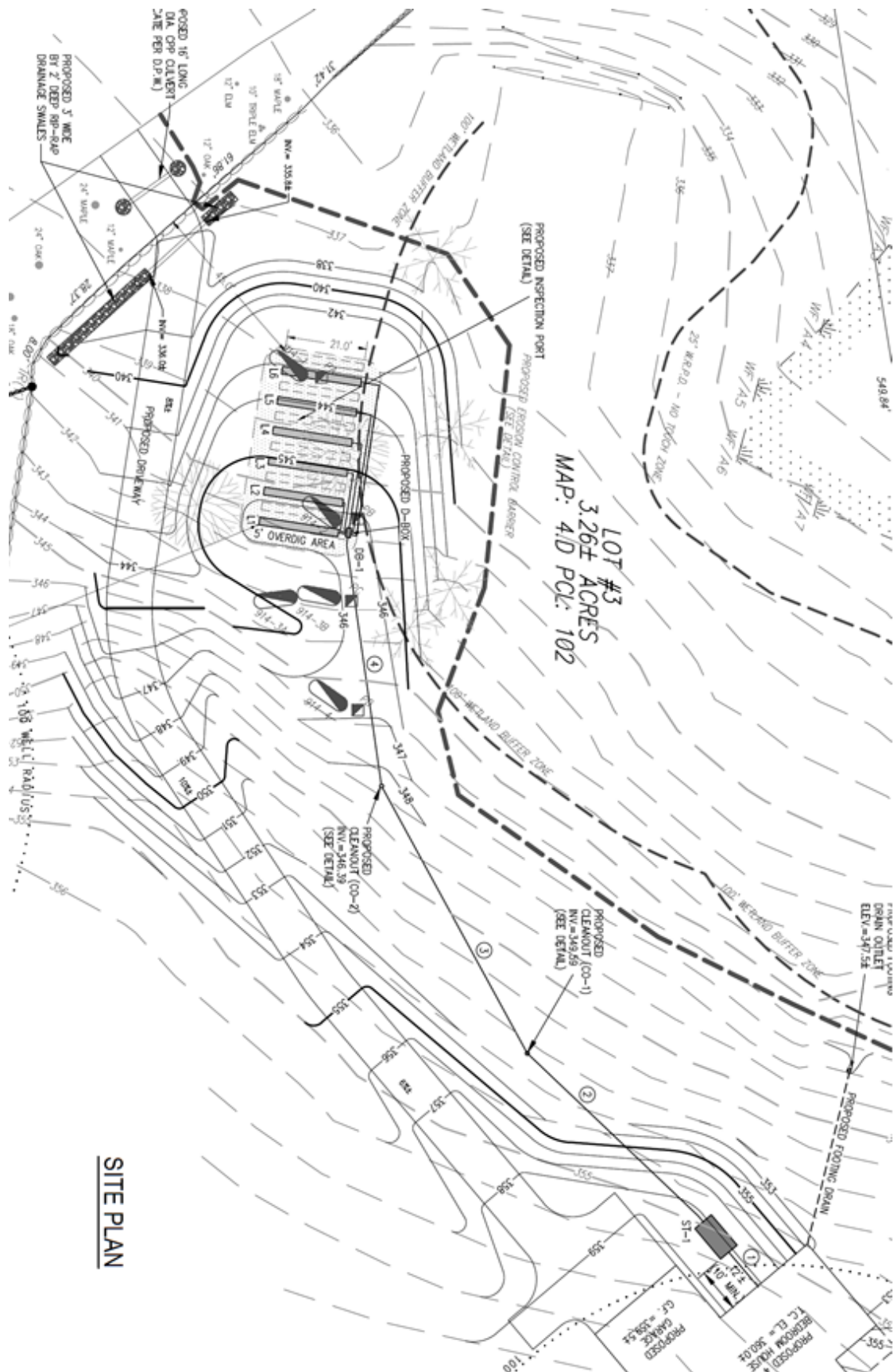


Figure 2 Zoomed in View of Entire Driveway

## Driveway Slope.

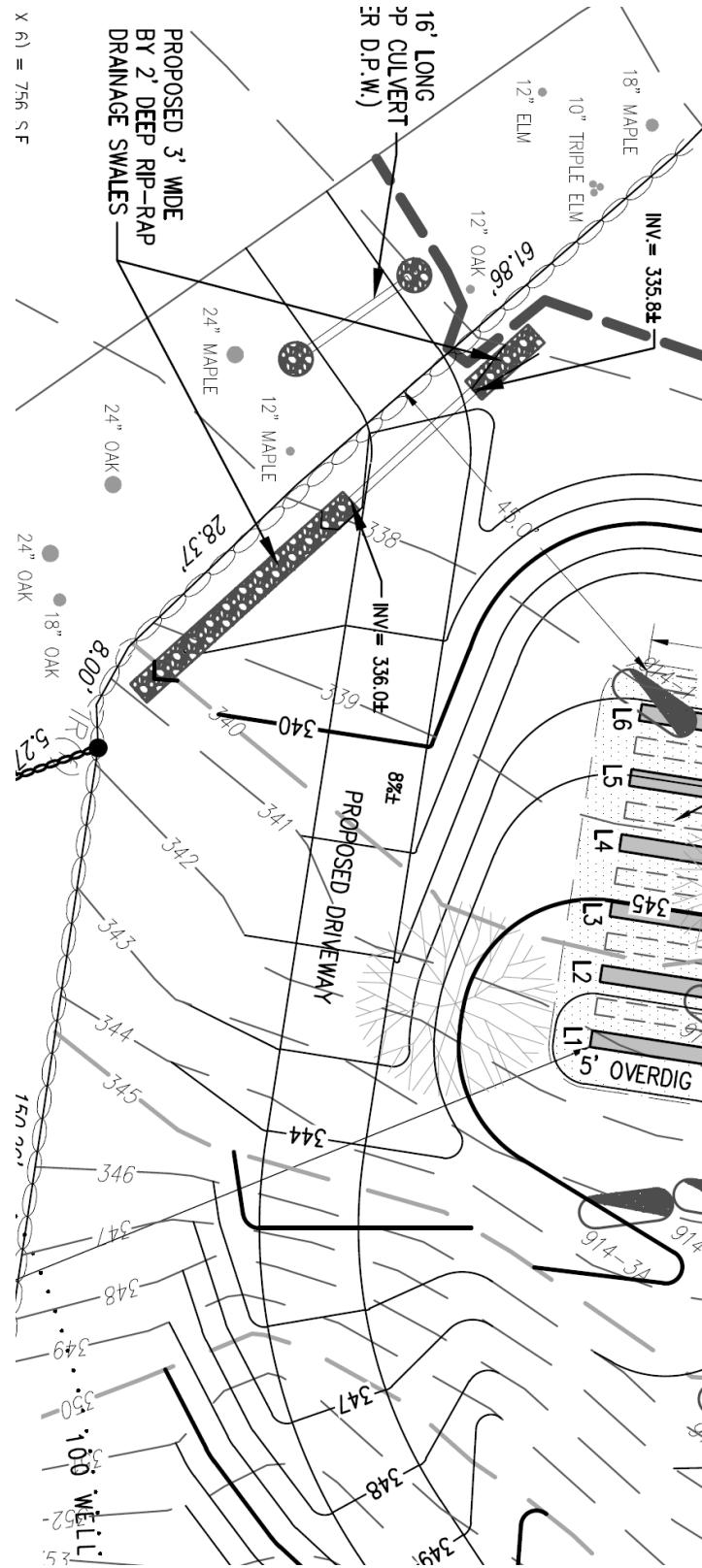


Figure 3 Closeup of Driveway Showing Slope of first 50 feet of Driveway

## Location of Culvert & Drainage Swales.

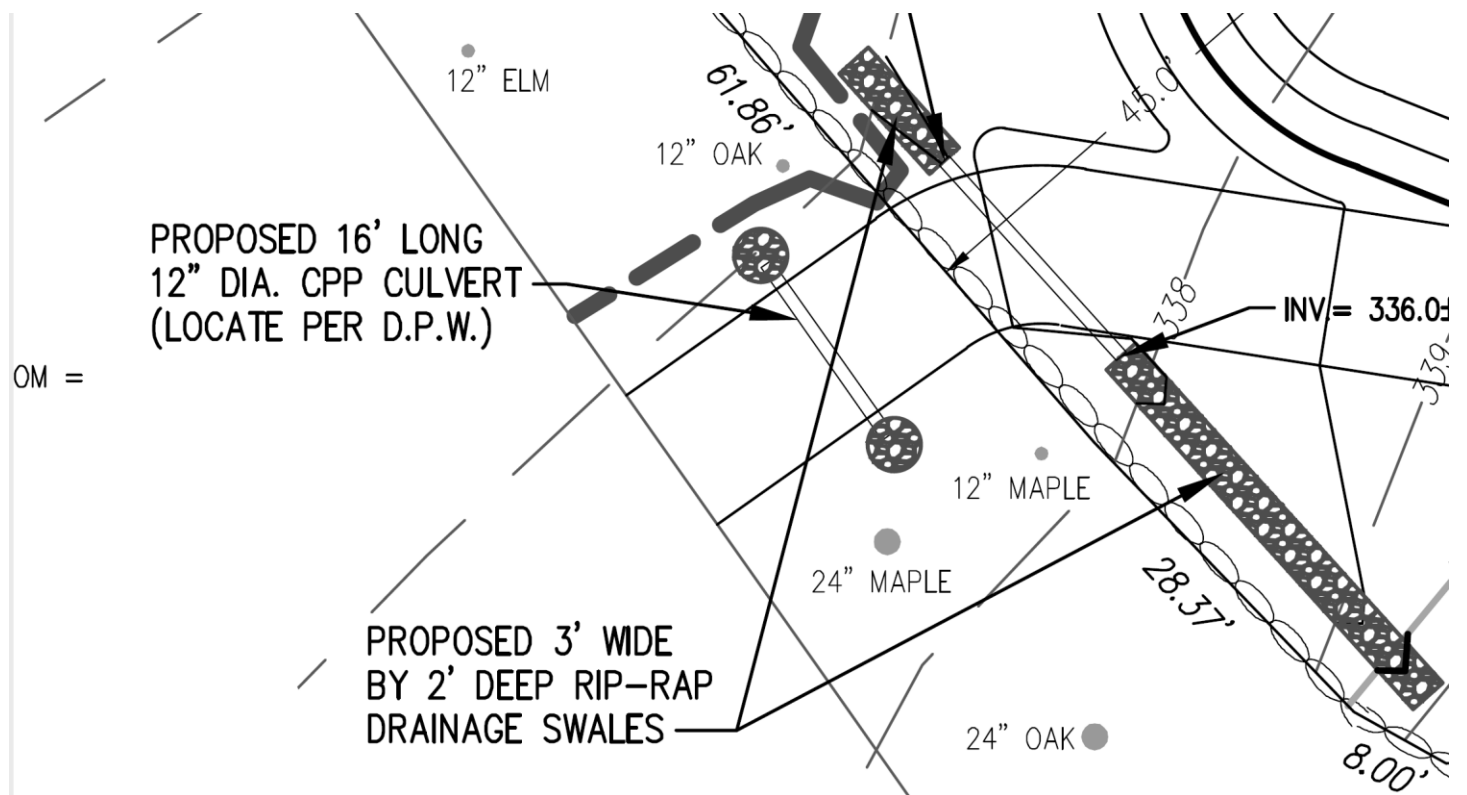
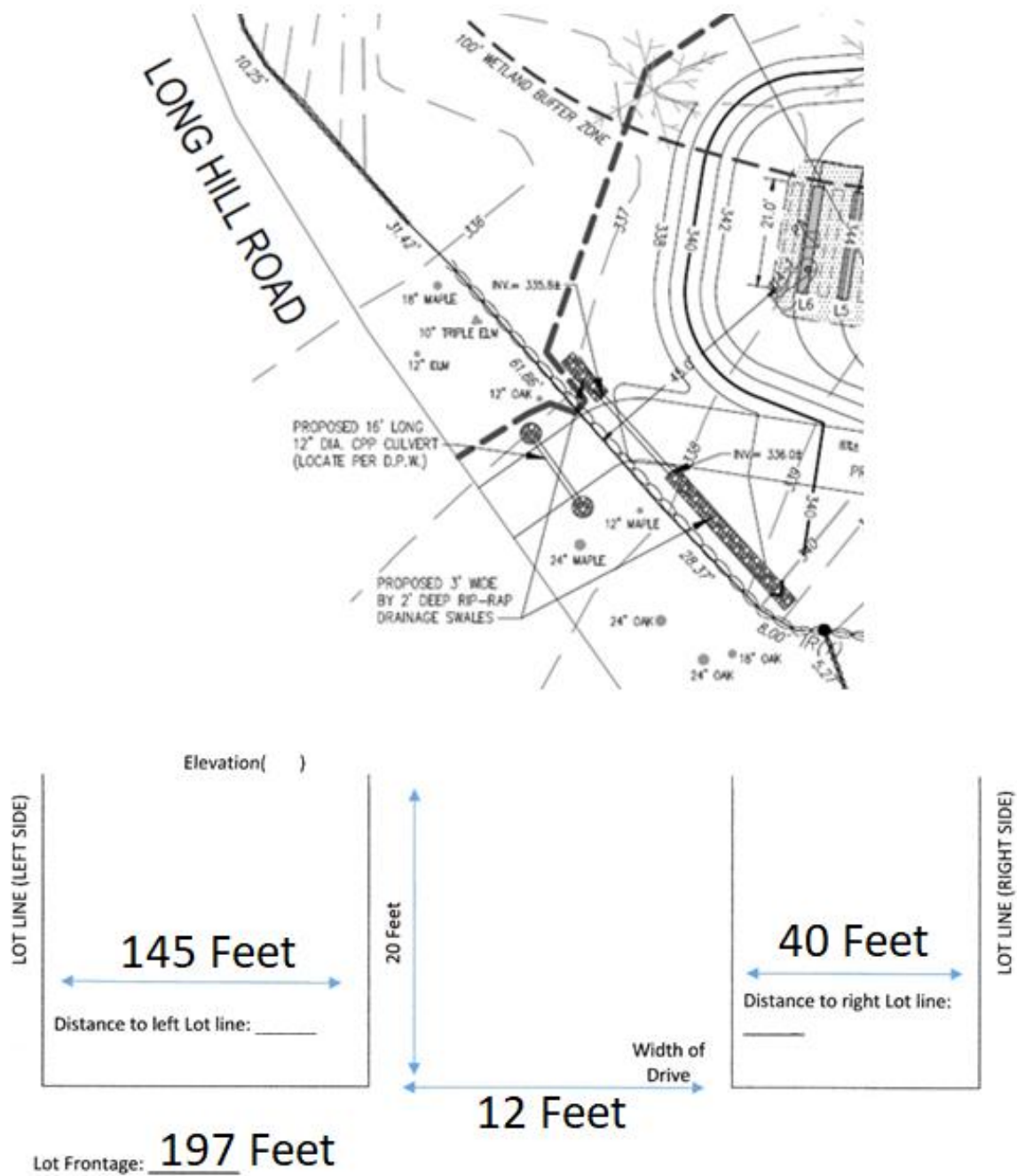


Figure 4 Location of Culvert & Drainage Swales

### Distances from Driveway to Lot Lines.



*Figure 5 Closeup of Site Plan Showing Frontage to Long Hill Road and Distance Between Driveway and Lot Lines*

## Driveway Construction Materials.

The first thirty feet of the driveway will be constructed using asphalt, the reaming portion of the driveway will be constructed using packed gravel.



## 300 foot Abutters List Report

Bolton, MA  
August 12, 2020

### Subject Property:

Parcel Number: 004.D-0102.0  
CAMA Number: 004.D-0102.0  
Property Address: 0 LONG HILL RD

Mailing Address: HOUSEKEEPER JAMES H & LYNN M  
3 LEONARD RD  
MENDON, MA 01756

### Abutters:

Parcel Number: 003.D-0015.0  
CAMA Number: 003.D-0015.0  
Property Address: 96 HUDSON RD

Mailing Address: BOLTON EQUINE CENTER LLC  
84 SAMPSON RD  
BOLTON, MA 01740

Parcel Number: 003.D-0015.0  
CAMA Number: 003.D-0015.0  
Property Address: 96 HUDSON RD

Mailing Address: BOLTON EQUINE CENTER LLC  
84 SAMPSON RD  
BOLTON, MA 01740

Parcel Number: 003.D-0015.0  
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Parcel Number: 003.D-0015.0  
CAMA Number: 003.D-0015.0  
Property Address: 96 HUDSON RD

Mailing Address: BOLTON EQUINE CENTER LLC  
84 SAMPSON RD  
BOLTON, MA 01740

Parcel Number: 004.D-0036.0  
CAMA Number: 004.D-0036.0  
Property Address: 96 LONG HILL RD

Mailing Address: MCCULLEY ERIC ROBERT & CAITLIN  
JANE BAGBY  
96 LONG HILL RD  
BOLTON, MA 01740

Parcel Number: 004.D-0037.1  
CAMA Number: 004.D-0037.1  
Property Address: 101 LONG HILL RD

Mailing Address: WILSON DAVID WHITING & SHERRI  
PUGH WILSON  
425 SUMMER ST  
LANESBOROUGH, MA 01237

Parcel Number: 004.E-0055.0  
CAMA Number: 004.E-0055.0  
Property Address: 134 LONG HILL RD

Mailing Address: WADE JIM & KATHY  
134 LONG HILL RD  
BOLTON, MA 01740

Parcel Number: 004.E-0056.0  
CAMA Number: 004.E-0056.0  
Property Address: 4 ANNIE MOORE RD

Mailing Address: NICCOLI ERIC & NICOLE  
4 ANNIE MOORE RD  
BOLTON, MA 01740

Parcel Number: 004.E-0057.0  
CAMA Number: 004.E-0057.0  
Property Address: 12 ANNIE MOORE RD

Mailing Address: SCHIFF DAVID L & JEAN M  
12 ANNIE MOORE RD  
BOLTON, MA 01740

Parcel Number: 004.E-0063.0  
CAMA Number: 004.E-0063.0  
Property Address: 28 ANNIE MOORE RD

Mailing Address: FAUST CHRISTOPHER J & VICTORIA A  
VAVRINEC  
28 ANNIE MOORE RD  
BOLTON, MA 01740

As set forth in the Assessor's records as of July 1, 2020.

Kelly Garlock, Assistant Assessor



www.cai-tech.com

8/12/2020

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.

Page 1 of 1

Abutters List Report - Bolton, MA

## Tree Removal Plans

Four small trees will have to be removed in order to install the proposed driveway. The trees have been tagged with orange tags for identification purposes.

The image below shows the location of four immature trees that will need to be removed in order to place the driveway. Note that one of the trees (#3) is significantly diseased with a clearly rotting interior that is exposed. Pictures of each of the trees are below:

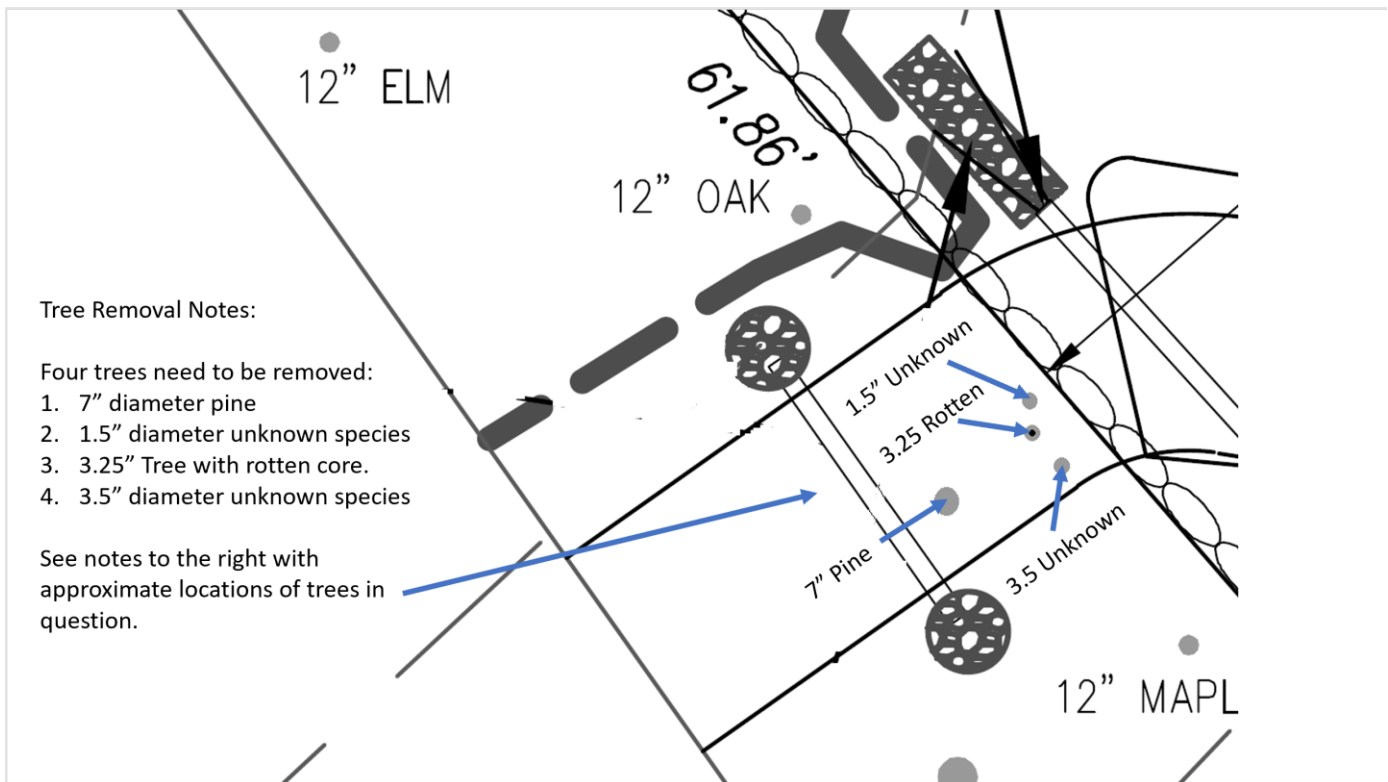


Figure 6 Location of trees that need to be removed.



7" Pine



1.5" unknown



3.25 w/rotten Core



3.5" Unknown

The picture below shows all of the trees along with a stake that marks the centerline of the driveway.

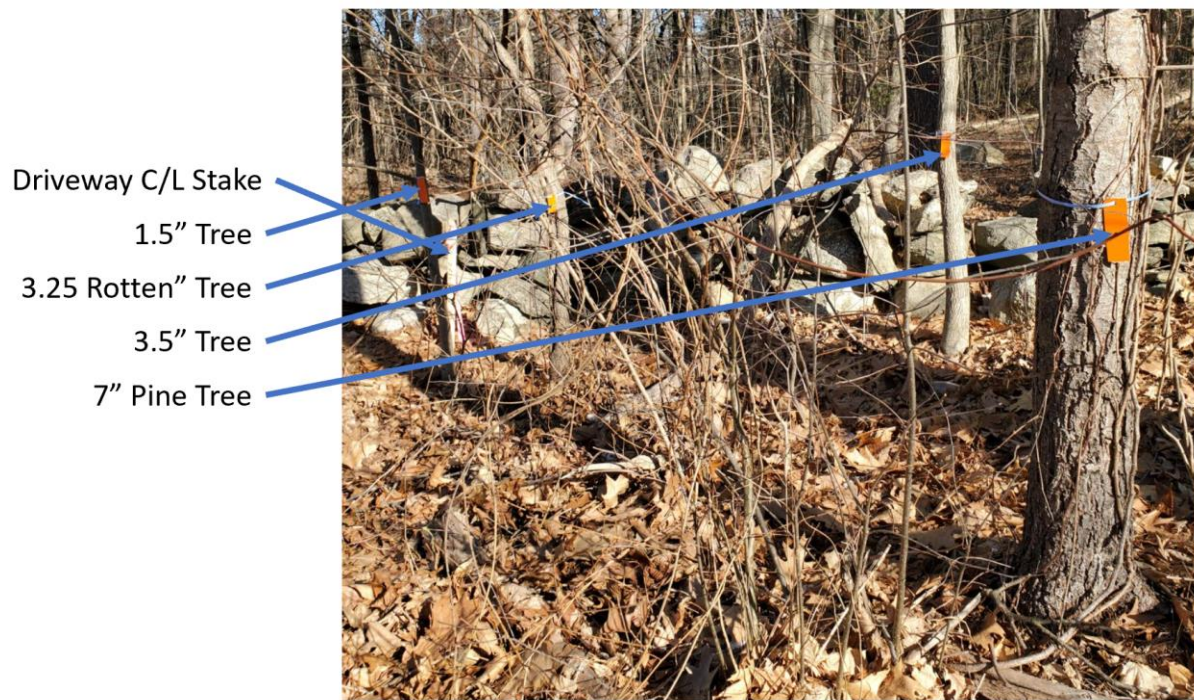
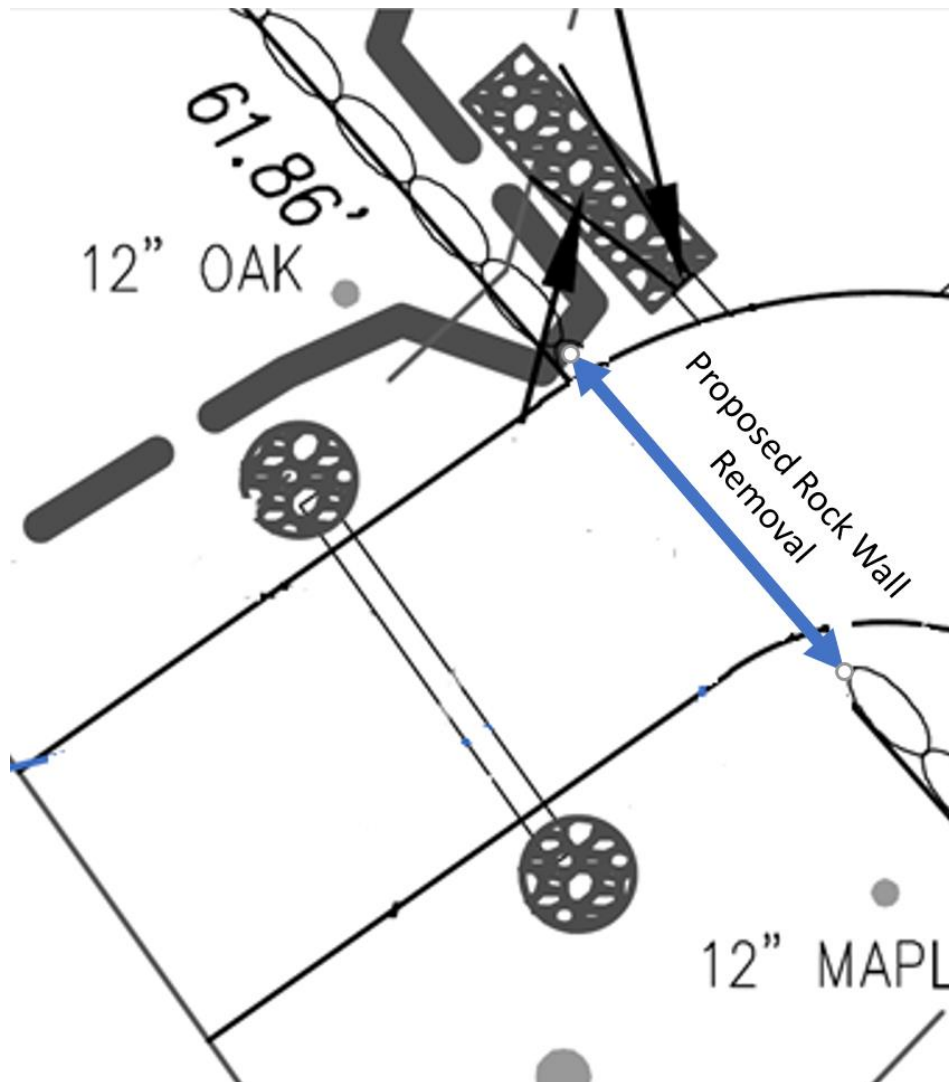


Figure 7 Image of all of Trees Along with Driveway Center Line Stake

## Rock Wall Modifications, Repair and Relocation.

In order to install the driveway, a sixteen foot wide hole will have to be opened in an existing rock wall. The hole will be wide enough to provide two feet of clearance on both sides of the twelve foot wide driveway. A professional rock mason will be hired to ensure the wall's integrity and will include features such as squared end caps for each side of the rock wall opening. The rocks removed to form the hole will be used to fix multiple area of the existing wall that have fallen on disrepair. Any additional rocks will be stacked behind the existing rock wall, and may be used to line the entrance of the driveway inside of the existing wall.



*Figure 8 Plans for Hole Made in Existing Rock Wall.*

Appendix 'A' Copy of letter from Ducharme & Dillis to Bolton Conservation Commission.



**WWW.DUCHARMEANDDILLIS.COM**  
1 MAIN ST • SUITE 1 • LUNENBURG, MA 01462  
PH. 978-779-6091  
F. 978-779-0260

October 16, 2020  
DDCDG#-4869

Town of Bolton  
Conservation Commission  
663 Main Street  
Bolton, MA 01740

**RE: DEP file #112-0676  
Lot 3 Long Hill Road  
Bolton, MA**

Dear Commissioners,

On behalf of our client, James Houskeeper, Ducharme & Dillis Civil Design Group has inspected the staked out locations of the proposed driveway entrance and the wetland buffer zone area being disturbed by the installation of the septic system leach area to determine the number of mature trees that will need to be removed.

Our inspection revealed that no mature trees would need to be removed at the driveway entrance near the road, there are trees to either side of the entrance location, however they should not be impacted by the driveway. This area is entirely outside of the wetland buffer zone.

The area downslope from the leach area will require some site grading to meet Title 5 grading requirements, this work is within the 100 foot wetland buffer zone and will require the removal of 3 large diameter trees, a 28" oak, and two pine trees with diameters of 28" and 12". There are several saplings in the 1-3" range that will also be removed.

Although outside the wetland buffer zone, it should be mentioned that there is also a 30" oak tree just beyond the 100-foot buffer but within the proposed leach area that will also need to be removed

If you have any questions or require any additional information, please contact me.

Regards,  
**DUCHARME & DILLIS**  
Civil Design Group, Inc.

*Chris MacKenzie*

Chris MacKenzie  
Project Manager