

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

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: [Signature] Date: 1/19/2021

CONSERVATION COMMISSION

Comments or Recommendations:

Conservation Commission Signature: _____ Date: _____

PLANNING BOARD

Comments or Recommendations:

Planning Board Signature: _____ Date: _____

PUBLIC WORKS DEPARTMENT

Comments or Recommendations:

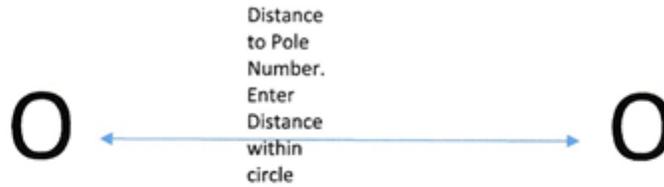
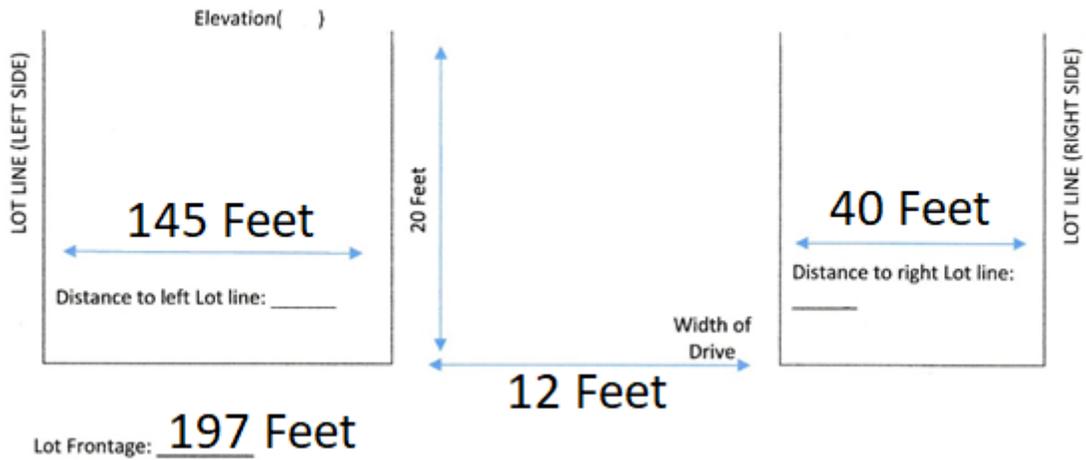
Public Works Signature: _____ Date: _____

BUILDING INSPECTOR

Comments or Recommendations:

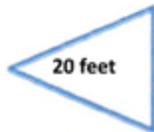
Building Inspector Signature: _____ Date: _____

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

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Plot Plan.

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.

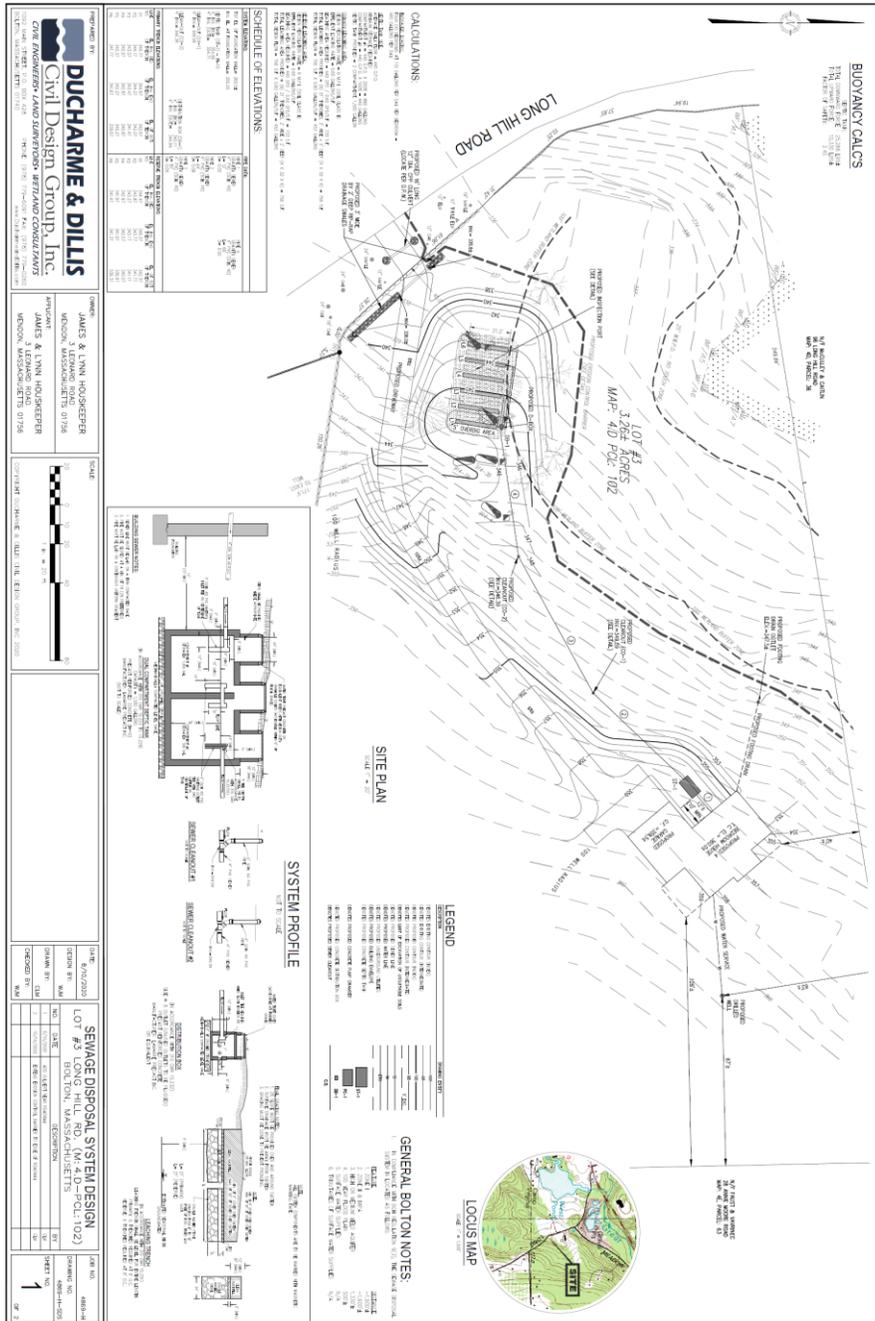


Figure 1 Sight Plan Lot-3 Long Hill Road

Driveway Slope.

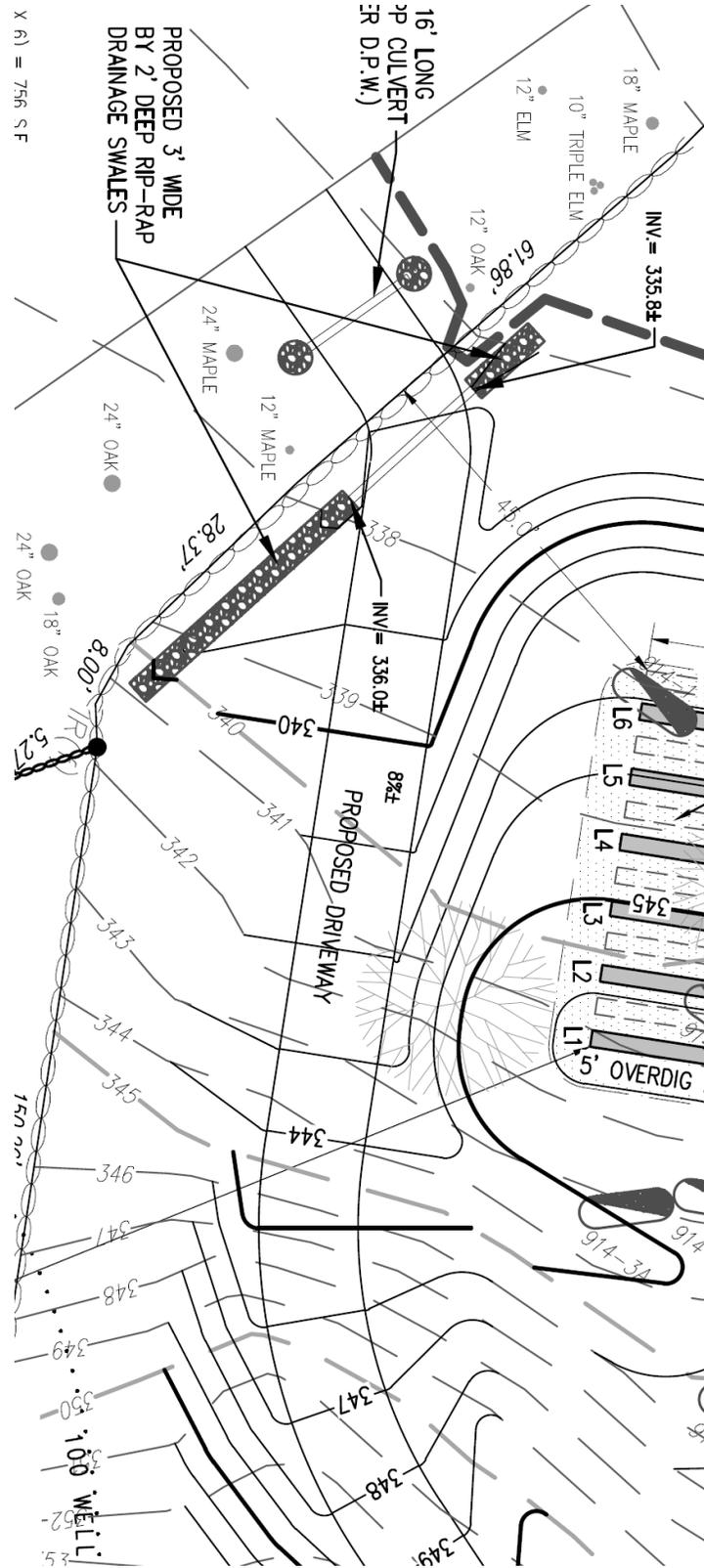


Figure 3 Closeup of Driveway Showing Slope of first 50 feet of Driveway

Location of Culvert & Drainage Swales.

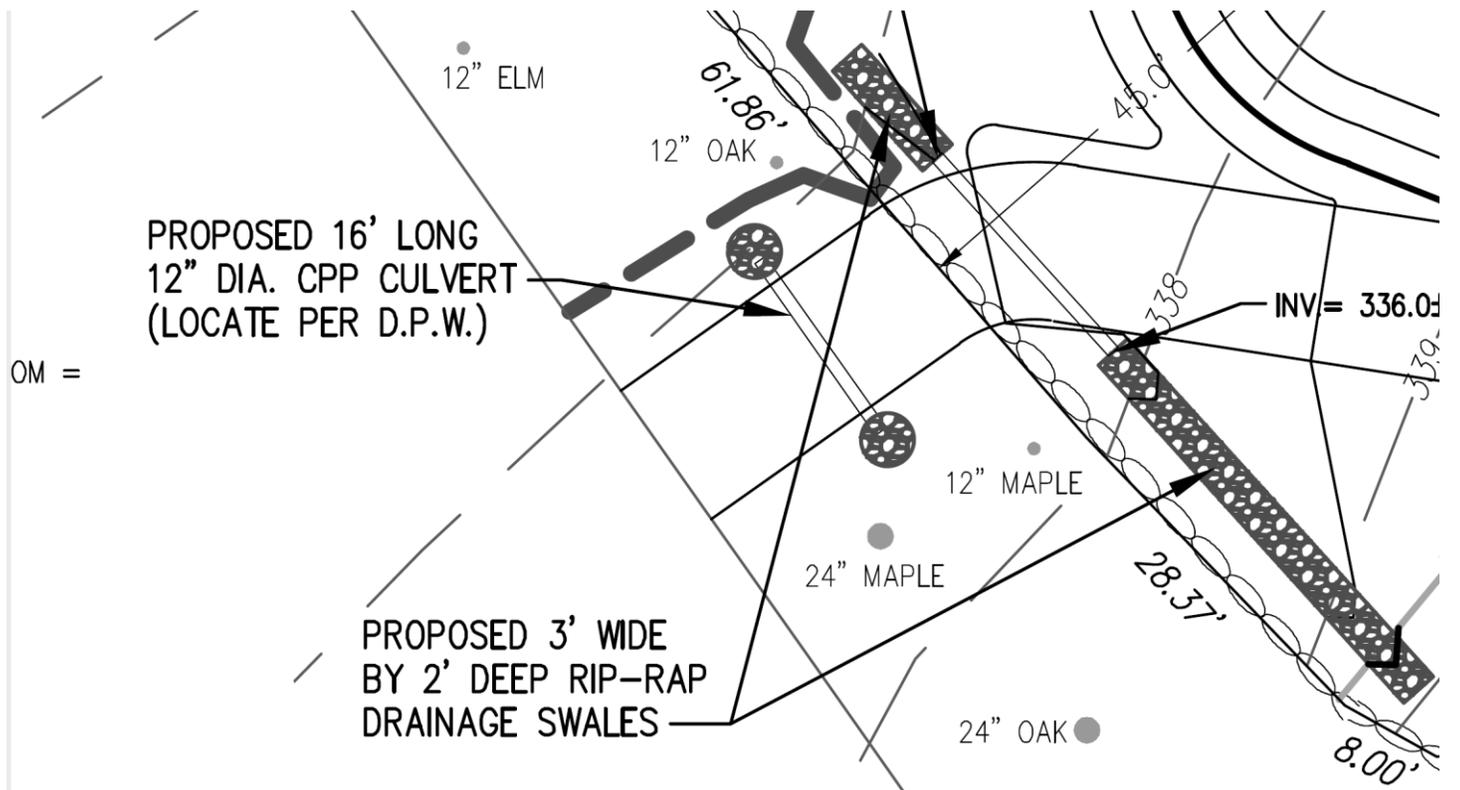


Figure 4 Location of Culvert & Drainage Swales

Distances from Driveway to Lot Lines.

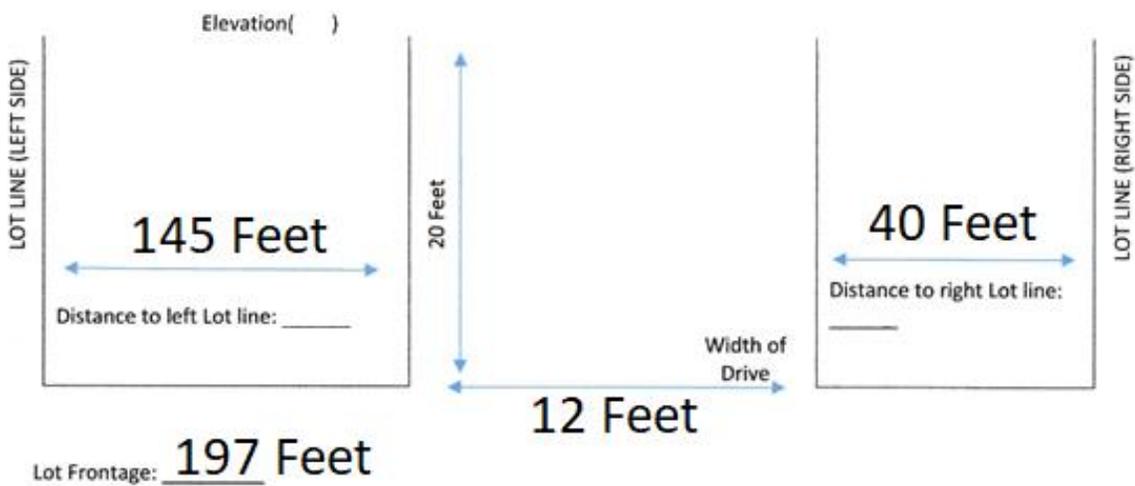
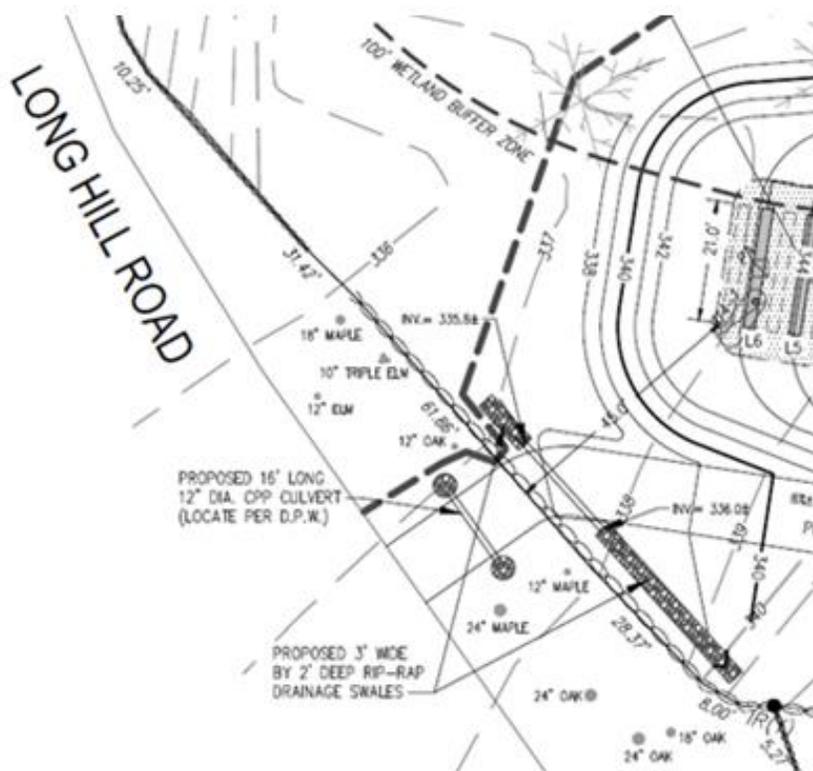


Figure 5 Closeup of Site Plan Showing Frontage to Long Hill Road and Distance Between Driveway and Lot Lines

Driveway Construction Materials.

The first thirty feet of the driveway will be constructed using asphalt, the remaining 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

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CAMA Number: 003.D-0015.0
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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

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Page 1 of 1

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:

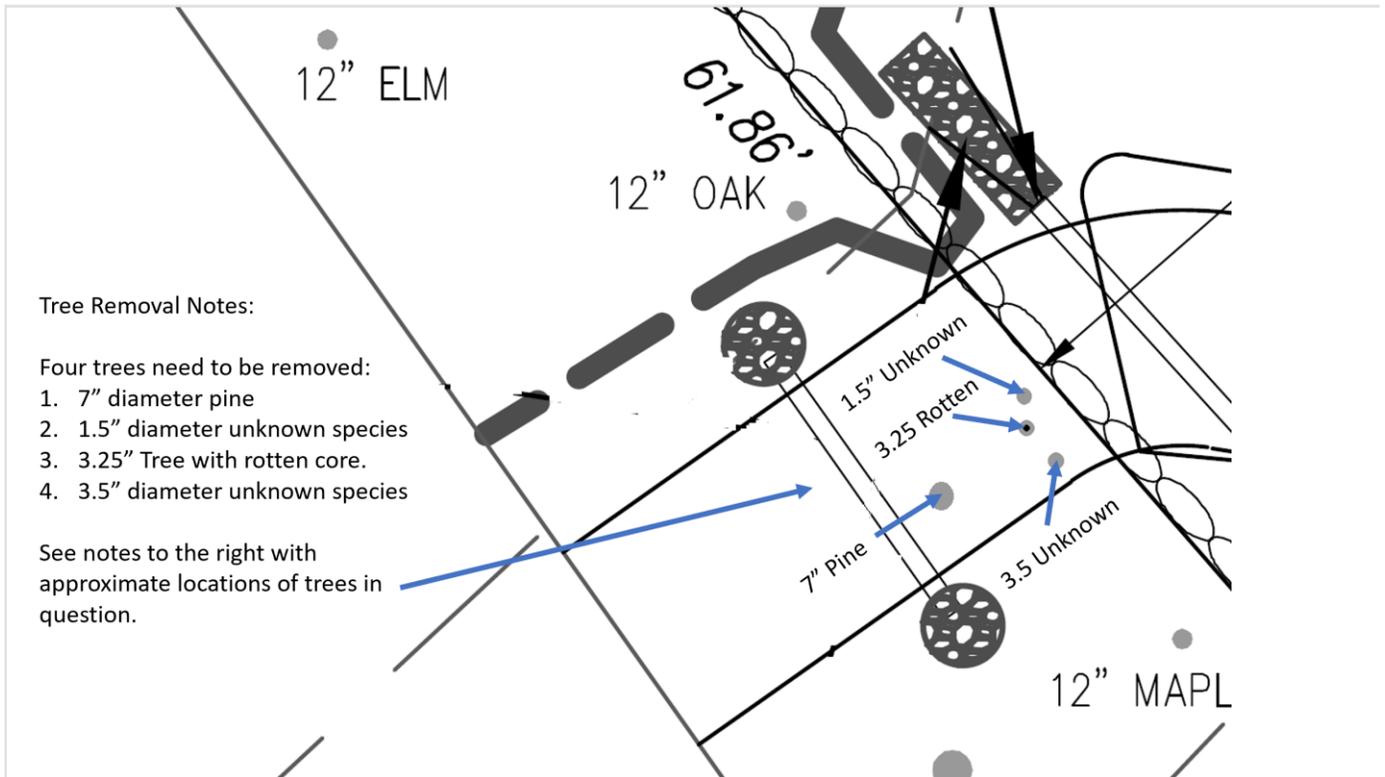


Figure 6 Location of trees that need to be removed.



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.

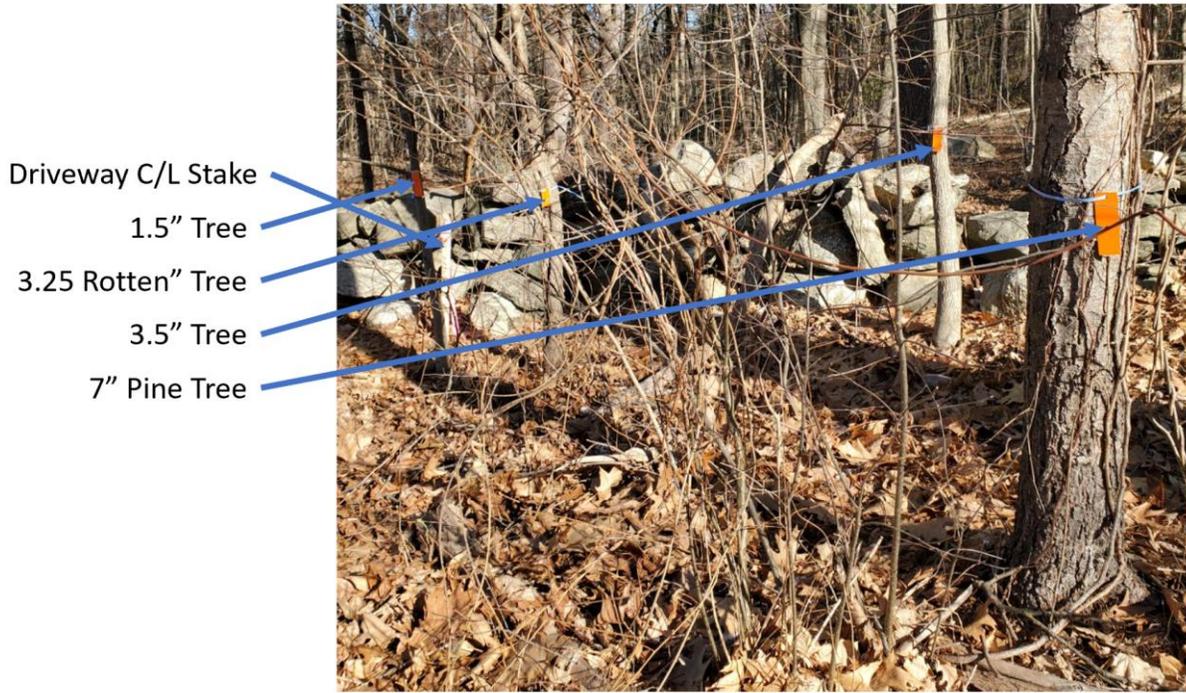


Figure 7 Image of all of Trees Along with Driveway Center Line Stake

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.

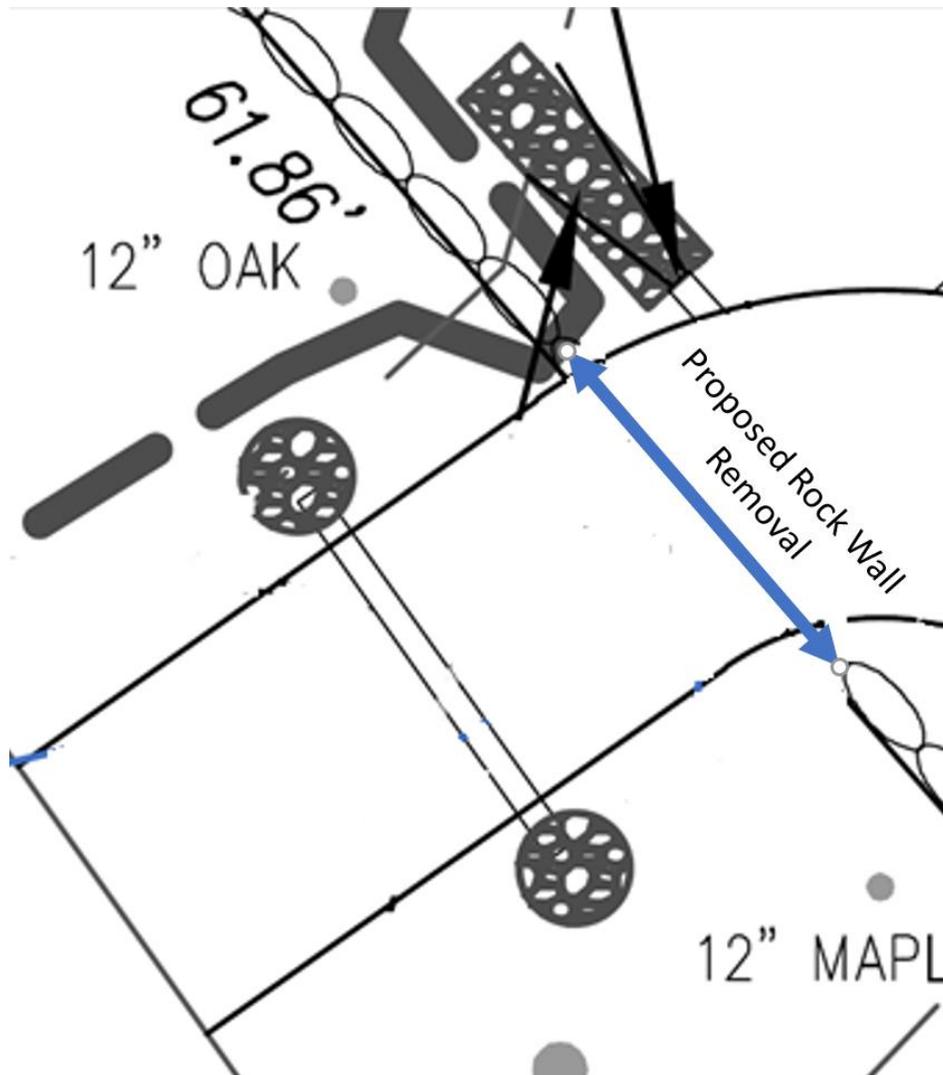


Figure 8 Plans for Hole Made in Existing Rock Wall.

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