

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.

**Barn, Stable and Carriage House Preservation
Application Form for Special Permit**

Bolton, Mass **March 24, 2021**
(Date of Filing)

Name of Applicant **Brian Boyle & Matthew Savoie**

Address **59 Sampson Road, Bolton, MA 01740**

Deed or property Recorded in: Book No. **55364** Page **264** of the **Worcester** Registry of Deeds.

Location and Description of Property (include zoning district(s)): **The property is at the corner of Main Street (Rt. 117) and Sampson Road. It is located in the residential district. It includes a single family home and a detached barn-garage.**

Parcel Id: 034/005.B-0000-0006.0

Lot Frontage: **162 feet along Sampson**

Lot Area: **39,808** Square Feet

Year detached barn, stable, or carriage house was built: **1817** (must be prior to 1925)

Accessory Apartment ✓ Home Occupation as Accessory Use •

Description of Accessory Apartment or Accessory Use Requiring a Special Permit:

The barn-garage will be converted into an in-law apartment to be used by the current residents' parents. One parking space will be preserved in the structure.

Signature of Owner or

Agent *Brian Boyle*

Address **59 Sampson Road, Bolton, MA 01740**

Phone Number **(917) 699-7765**

Date Received _____

By _____

Fee Paid _____

DEVELOPMENT IMPACT STATEMENT

- Description of proposed or possible uses
 - o The barn will be converted into an in-law apartment for use by the residents' parents. It could also be used to house visitors from time to time. If the current residents' parents die, the apartment could be rented to a tenant.
- Off-street parking & traffic impact
 - o There will be one parking space inside the barn.
- Existence of safe vehicle access to and from the property
 - o The barn is currently used as a two-car garage and there is safe vehicle access from the driveway to Sampson Road.
- Existence of safe pedestrian access to and from the site
 - o There is currently safe pedestrian access and nothing will change in that regard.
- No creation of offensive noise, smoke, odor, heat, etc.
 - o We won't create any offensive noise, smoke, odor, heat, etc.
- Signage
 - o No signage.
- Lighting
 - o There will be some limited residential-style lighting on the exterior of the barn.
- Number of employees
 - o Not applicable.
- Hours of operation
 - o Not applicable.
- Bathroom facilities
 - o There will be one full bathroom upstairs (with toilet and shower) and one powder room downstairs (with toilet only).

Barn, Stable and Carriage House Preservation Checklist for Special Permit

Accessory Apartments

- ☐ ☒ Barn, stable or carriage house must have existed continuously since 1925.
- ☐ ☒ Barn, stable or carriage house must have a minimum net floor area of 400 square feet.
- ☐ ☒ Barn, stable or carriage house and principal dwelling must be and remain located on the same lot.
- ☐ ☒ At least one of the dwellings must be and remain owner occupied.
- ☐ ☒ Principal dwelling must be included in the Historical and Architectural Inventory of Bolton, MA or alternatively qualify by having been built prior to 1925 with a detached barn, stable or carriage house.
- ☐ ☒ The Building Inspector shall confirm by Inspection that the existing principal dwelling on the lot must be used only as a single-family dwelling during such time as the barn, stable or carriage house is being used as a dwelling. A two-family dwelling may be converted to a single-family dwelling to meet this requirement. The Building Inspector shall confirm by inspection that the existing dwelling is being used only as a single-family dwelling before issuing a certificate of occupancy for the use of the barn, stable or carriage house. The owner of the property must sign an affidavit recorded at the Registry of Deeds with the special permit accepting such requirement.
- ☐ ☒ Exterior façade of the barn, stable or carriage house shall substantially retain its appearance as a barn, stable or carriage house, and exterior architectural features shall be preserved to the maximum extent practicable, keeping in mind the barn, stable or carriage house will be a dwelling. If the façade of the barn, stable or carriage house shall have been changed from its original appearance prior the filing for a special permit, it shall be restored to be consistent with the architecture of the period of its construction. The SPGA shall obtain a report from the Bolton Historical Commission as to exterior features that it recommends be preserved or restored and which, if any, proposed exterior alterations should be allowed on the barn, stable or carriage house. The existing footprint shall remain substantially the same but shall not increase more than 10%.
- ☐ ☒ Sufficient off-street parking must be provided for occupants of the barn, stable or carriage house.
- ☐ ☒ Barn, stable or carriage house shall meet all building code requirements.
- ☐ ☒ Compliance with Fire Department requirements.
- ☐ ☒ Compliance with state and local Board of Health requirements.
- ☐ ☒ Compliance with state and local wetland bylaws and regulations.

See Minutes from the Planning Board's October 14, 2020 meeting for a determination that the subject property meets the requirements of the Barn, Stable and Carriage House Preservation Bylaw (included in application packet).

**Barn, Stable and Carriage House Preservation
Submittals for Special Permit**

NINE (9) COPIES OF ALL HARDCOPY SUBMITTALS

☒ APPLICATION FORM

☒ FILING FEE (\$100 + (\$6 x 14 abutters) = \$184)

☒ CERTIFIED ABUTTERS LIST PREPARED BY BOARD OF ASSESSORS (WITHIN 300 FEET)

☒ DEVELOPMENT IMPACT STATEMENT

- Description of proposed or possible uses
- Off-street parking & traffic impact
- Existence of safe vehicle access to and from the property
- Existence of safe pedestrian access to and from the site
- No creation of offensive noise, smoke, odor, heat, etc.
- Signage
- Lighting
- Number of employees
- Hours of operation
- Bathroom facilities

☒ LOCUS PLAN

☒ PHOTOGRAPHS OF UNDERLYING SUBJECT PROPERTY AND RELEVANT STRUCTURES

☒ FLOOR PLAN

- Net floor area(s)

☒ ELECTRONIC FORMAT OF SUBMISSION (PDF)

- Submit to townplanner@townofbolton.com or on CD