

ENGINEERING

LAND SURVEYING

WETLAND CONSULTING

January 8, 2024
3571-E

Town of Bolton Planning Board
663 Main Street
Bolton, MA 01740

**Re: Request for Minor Modification
357 Main Street
Bolton, MA**

Dear Members of the Board,

On behalf of the applicant, Andrew Everleigh of Environmental Pools, we are submitting this letter to request approval of a minor modification to the Special Permit associated with the project at 357 Main Street.

The site is subject to a Special Permit allowing the redevelopment of the site and associated 21,295 SF building. During the proceedings for the Special Permit in 2021, it was discussed with the Board that portions of the building will be utilized by the applicant as the office and sales facility for their swimming pool company along with a portion of the building being utilized by future tenants.

The applicant is nearing completion of the improvements to the site and desires to accommodate potential tenants within the building. Enclosed with this letter is the applicant's current floor plan. As shown on the floor plan, the area for tenant 1 totals 2,975 SF and the area for tenant 2 totals 3,129 SF. The remaining space within the building for Environmental Pools is 15,191 SF.

The plans for the site designated forty-eight (48) parking spaces for the entirety of the 21,295 SF building. Proposed tenant 1 space is a showroom for a blinds and window treatments company. Proposed tenant 2 is a house staging company which will store the furniture and staging supplies. Tenant 2 does not anticipate having employees at the site on a daily basis. The balance of the building will be utilized as office and showroom for Environmental Pools. In accordance §250-17 Driveways and Parking, the anticipated parking schedule will be as follows:

Tenant 1 - 2,975 SF showroom at 1 space per 800 SF of floor area =	4 parking spaces
Tenant 2 - 3,192 SF showroom at 1 space per 800 SF of floor area =	4 parking spaces
Environmental Pools:	
6,000 SF office at 1 space per 250 SF of floor area =	24 parking spaces
9,191 SF Showroom at 1 space per 800 SF of floor area =	12 parking spaces
<hr/>	
Total parking required =	44 spaces

As outlined above, the forty-four (44) parking spaces required by the proposed use of the building can be accommodated by the forty-eight (48) available parking spaces at the site.

The applicant also desires to update the existing sign at the entrance to the site. Details of the proposed sign are attached to this letter. Also enclosed with this letter is a current Certified List of Abutters as it is our understanding that this has been requested.

We respectfully request that the board approve the minor modification to allow the use of the tenant spaces and improved sign for the site. We trust this meets your needs at this time. If you have any questions or require any additional information, please do not hesitate to contact me.

Regards,

DILLIS & ROY
CIVIL DESIGN GROUP, INC.



Seth Donohoe
Project Manager



500 foot Abutters List Report

Bolton, MA
January 09, 2024

Subject Property:

Parcel Number: 004.D-0000-0021.0
CAMA Number: 004.D-0000-0021.0
Property Address: 357 MAIN ST

Mailing Address: 357 MAIN EP BOLTON LLC
184R RIVERNECK RD
CHELMSFORD, MA 01824-

Abutters:

Parcel Number: 004.D-0000-0022.0
CAMA Number: 004.D-0000-0022.0
Property Address: 295 MAIN ST

Mailing Address: MCGILVRAY THOMAS R & MARY KATE
TRUSTEES THE MCGILVRAY FAMILY
TRUST
295 MAIN ST
BOLTON, MA 01740-

Parcel Number: 004.D-0000-0023.0
CAMA Number: 004.D-0000-0023.0
Property Address: 392 MAIN ST

Mailing Address: DEAN BRIAN G & WAND ELIZABETH
392 MAIN ST
BOLTON, MA 01740-

Parcel Number: 004.D-0000-0060.0
CAMA Number: 004.D-0000-0060.0
Property Address: 38 LONG HILL RD

Mailing Address: SLATER BRUCE
356 MAIN ST
BOLTON, MA 01740-

Parcel Number: 004.D-0000-0063.0
CAMA Number: 004.D-0000-0063.0
Property Address: 30 LONG HILL RD

Mailing Address: MCGONAGLE STEPHEN D & DIANNE
MARTZ TR STEPHEN D MCGONAGLE
REV TR
30 LONG HILL RD
BOLTON, MA 01740-

Parcel Number: 004.D-0000-0065.0
CAMA Number: 004.D-0000-0065.0
Property Address: 0 MAIN ST

Mailing Address: SLATER BRUCE A
356 MAIN ST
BOLTON, MA 01740-

Parcel Number: 004.D-0000-0072.0
CAMA Number: 004.D-0000-0072.0
Property Address: 356 MAIN ST

Mailing Address: SLATER BRUCE A
356 MAIN ST
BOLTON, MA 01740-

Parcel Number: 004.D-0000-0073.0
CAMA Number: 004.D-0000-0073.0
Property Address: 362 MAIN ST

Mailing Address: SLATER BRUCE A
356 MAIN ST
BOLTON, MA 01740-1126

Parcel Number: 004.D-0000-0095.0
CAMA Number: 004.D-0000-0095.0
Property Address: 0 MAIN ST

Mailing Address: EVERLEIGH C ANDREW & JILL J
TRUSTEES A & J REALTY TRUST
184R RIVERNECK RD
CHELMSFORD, MA 01824-

Parcel Number: 004.D-0000-0096.0
CAMA Number: 004.D-0000-0096.0
Property Address: 0 MAIN ST

Mailing Address: BOLTON CONSERVATION TRUST INC
P O BOX 14
BOLTON, MA 01740-



www.cai-tech.com

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.



500 foot Abutters List Report

Bolton, MA
January 09, 2024

Parcel Number: 004.D-0000-0097.0
CAMA Number: 004.D-0000-0097.0
Property Address: 0 MAIN ST

Mailing Address: BOLTON CONSERVATION TRUST INC
P O BOX 14
BOLTON, MA 01740-

Parcel Number: 004.E-0000-0047.0
CAMA Number: 004.E-0000-0047.0
Property Address: 277 MAIN ST

Mailing Address: SHANKLE EDWARD J & JOAN M
277 MAIN ST
BOLTON, MA 01740-

Parcel Number: 004.E-0000-0051.0
CAMA Number: 004.E-0000-0051.0
Property Address: 269 MAIN ST

Mailing Address: TAYLOR PAMELA L
269 MAIN ST
BOLTON, MA 01740-1104

Parcel Number: 004.E-0000-0052.0
CAMA Number: 004.E-0000-0052.0
Property Address: 273 MAIN ST

Mailing Address: BROOKS MARTHA C
273 MAIN ST
BOLTON, MA 01740-

Parcel Number: 004.E-0000-0053.0
CAMA Number: 004.E-0000-0053.0
Property Address: 281 MAIN ST

Mailing Address: ENGEL TONE & IVA M
281 MAIN ST
BOLTON, MA 01740-1101

Parcel Number: 004.E-0000-0054.0
CAMA Number: 004.E-0000-0054.0
Property Address: 285 MAIN ST

Mailing Address: MOLINA TONY
285 MAIN ST
BOLTON, MA 01740-

Parcel Number: 005.D-0000-0022.0
CAMA Number: 005.D-0000-0022.0
Property Address: 0 BURNHAM RD

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

Parcel Number: 005.D-0000-0058.0
CAMA Number: 005.D-0000-0058.0
Property Address: MAIN ST

Mailing Address: OPEN SPACE - GREAT BROOK BOLTON
CONSERVATION TRUST
663 MAIN ST
BOLTON, MA 01740-

As set forth in the Assessor's records as of January 1, 2024.

Kelly Garlock
Assistant Assessor



www.cai-tech.com

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.



Bolton, MA

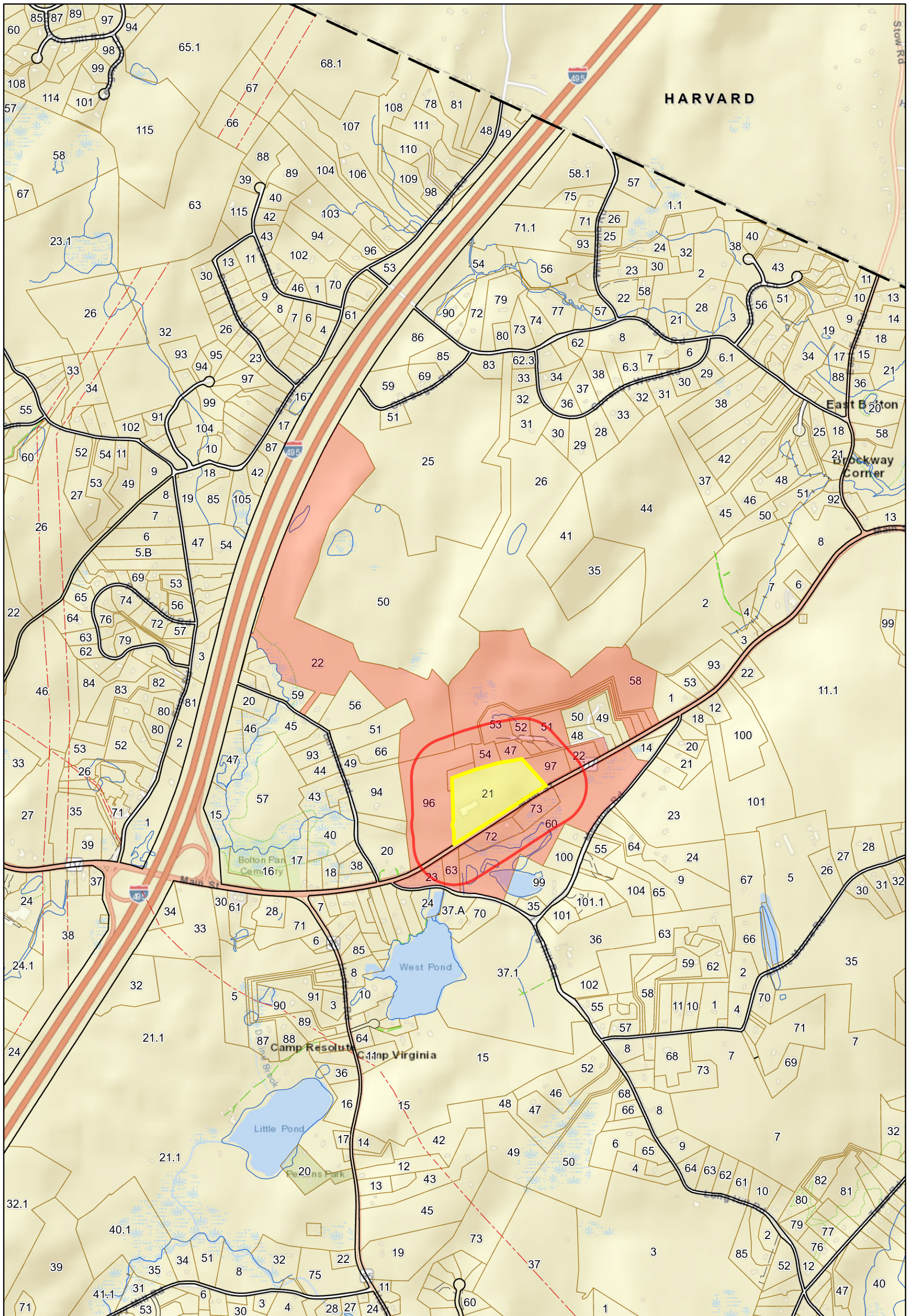


January 9, 2024

1 inch = 1112 Feet

www.cai-tech.com

0 1112 2224 3336



Data shown on this map 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 map.

BOLTON CONSERVATION TRUST
P O BOX 14
BOLTON, MA 01740-

SLATER BRUCE
356 MAIN ST
BOLTON, MA 01740-

BROOKS MARTHA C
273 MAIN ST
BOLTON, MA 01740-

SLATER BRUCE A
356 MAIN ST
BOLTON, MA 01740-

DEAN BRIAN G &
WAND ELIZABETH
392 MAIN ST
BOLTON, MA 01740-

SLATER BRUCE A
356 MAIN ST
BOLTON, MA 01740-1126

ENGEL TONE & IVA M
281 MAIN ST
BOLTON, MA 01740-1101

TAYLOR PAMELA L
269 MAIN ST
BOLTON, MA 01740-1104

EVERLEIGH C ANDREW & JILL
A & J REALTY TRUST
184R RIVERNECK RD
CHELMSFORD, MA 01824-

TOWN OF BOLTON ACTING
BOLTON CONSERVATION COMMI
PO BOX 14
BOLTON, MA 01740-

MCGILVRAY THOMAS R & MARY
THE MCGILVRAY FAMILY TRUS
295 MAIN ST
BOLTON, MA 01740-

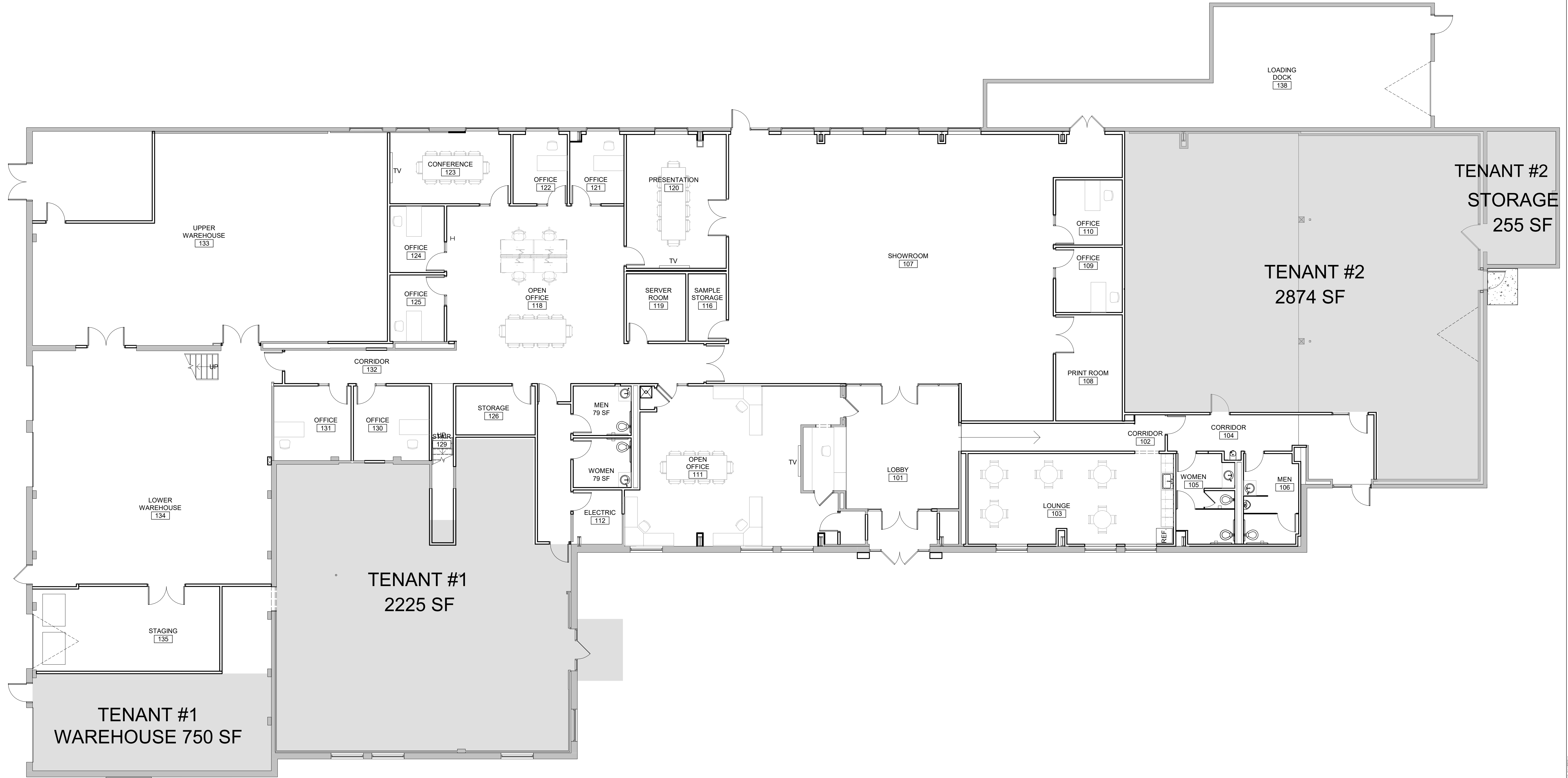
MCGONAGLE STEPHEN D & DIA
STEPHEN D MCGONAGLE REV T
30 LONG HILL RD
BOLTON, MA 01740-

MOLINA TONY
285 MAIN ST
BOLTON, MA 01740-

OPEN SPACE - GREAT BROOK
BOLTON CONSERVATION TRUST
663 MAIN ST
BOLTON, MA 01740-

SHANKLE EDWARD J & JOAN M
277 MAIN ST
BOLTON, MA 01740-

ALL FURNITURE TO BE SELECTED AND COORDINATED BY OWNER AND INSTALLED BY OWNER'S VENDOR



TENANT #2 STORAGE 255 SF

TENANT #2 2874 SF

TENANT #1 2225 SF

TENANT #1 WAREHOUSE 750 SF

Architect's Stamp:

Project: Environmental Pools

357 Main Street
Bolton, MA 01740

Client: Environmental Pools

184 Riverneck Road
Chelmsford, MA 01824

Project #: 21197

Scale: 1/8" = 1'-0"

Issue: Construction Drawings Date: 12/20/2022

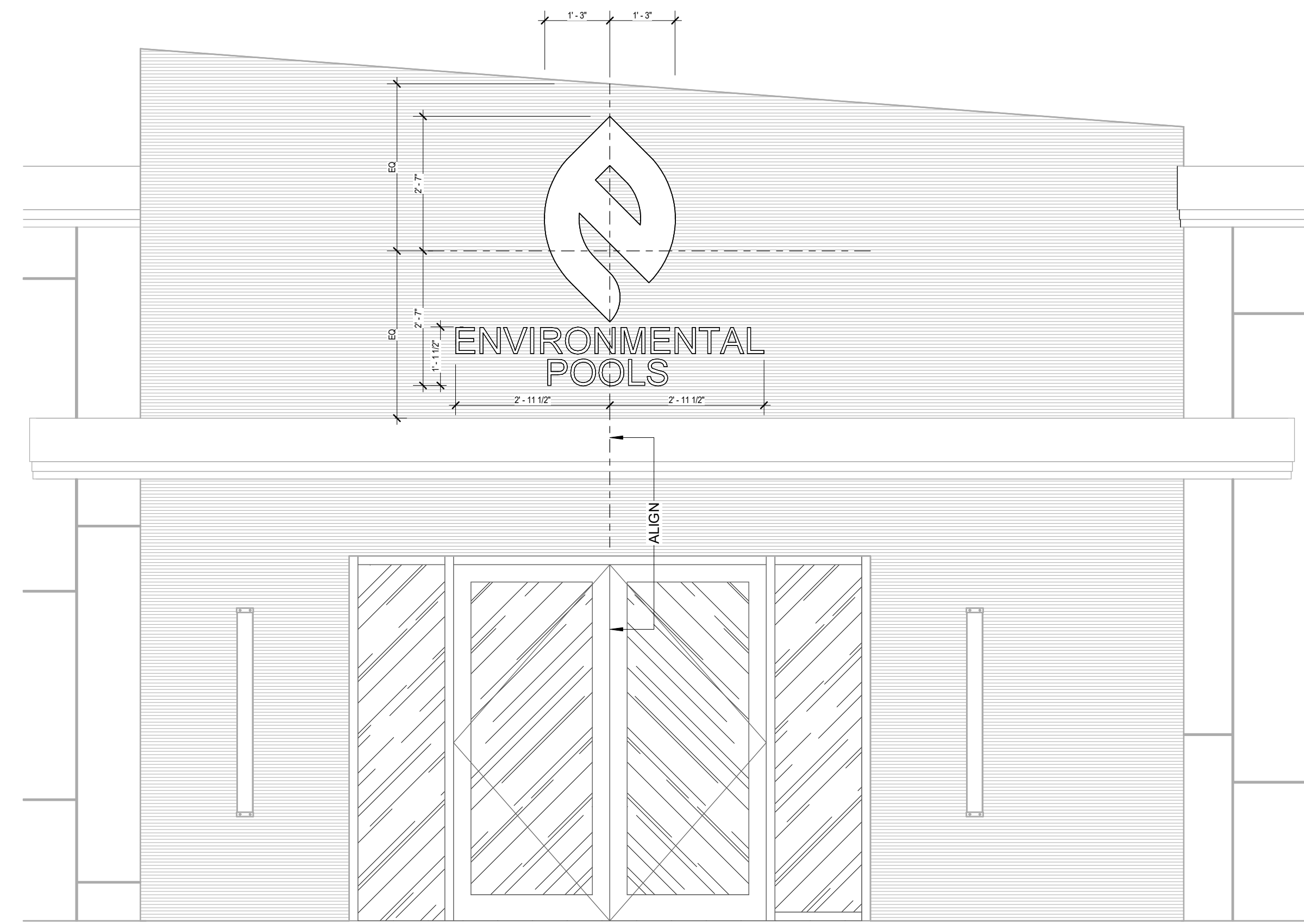
Revisions:	Date:

Drawing Title: Coordination Plan

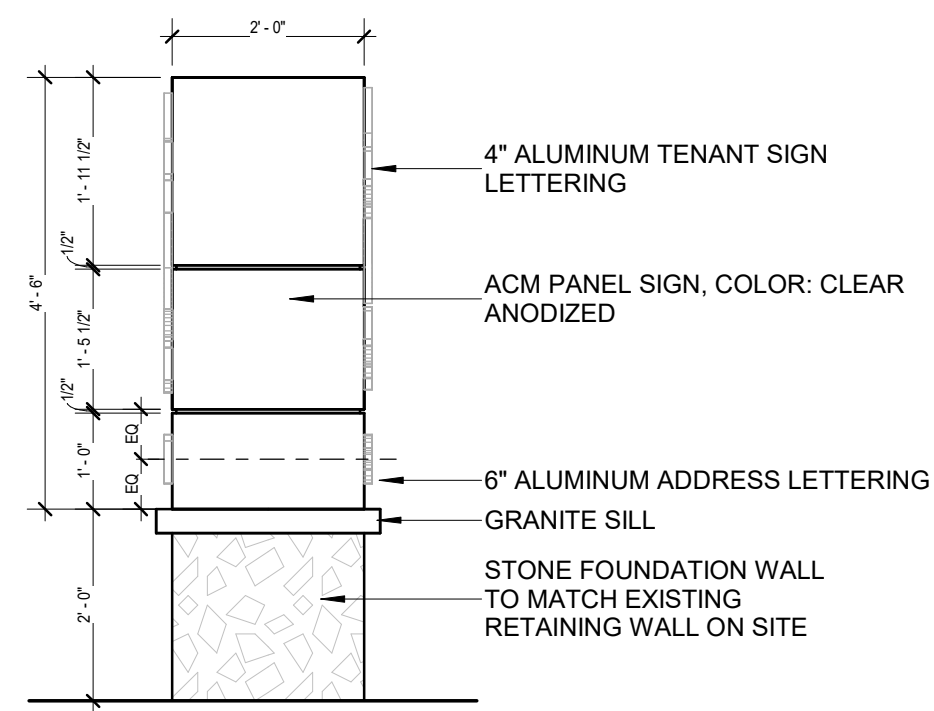
Sheet Number:

A.901

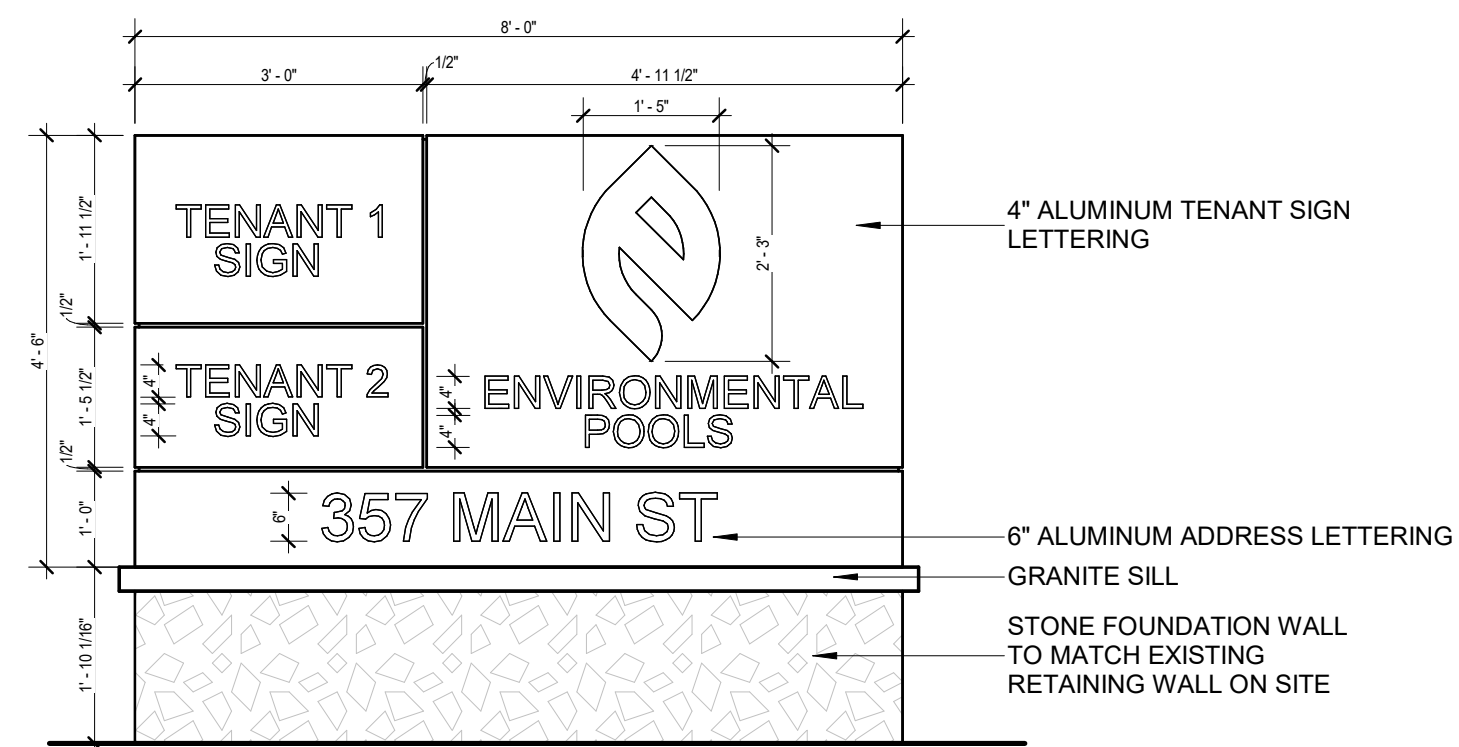
MAUGEL ARCHITECTS
 200 AYER ROAD | SUITE 200
 HAVARD, MA 01451
 978.456.2800
 MAUGEL.COM



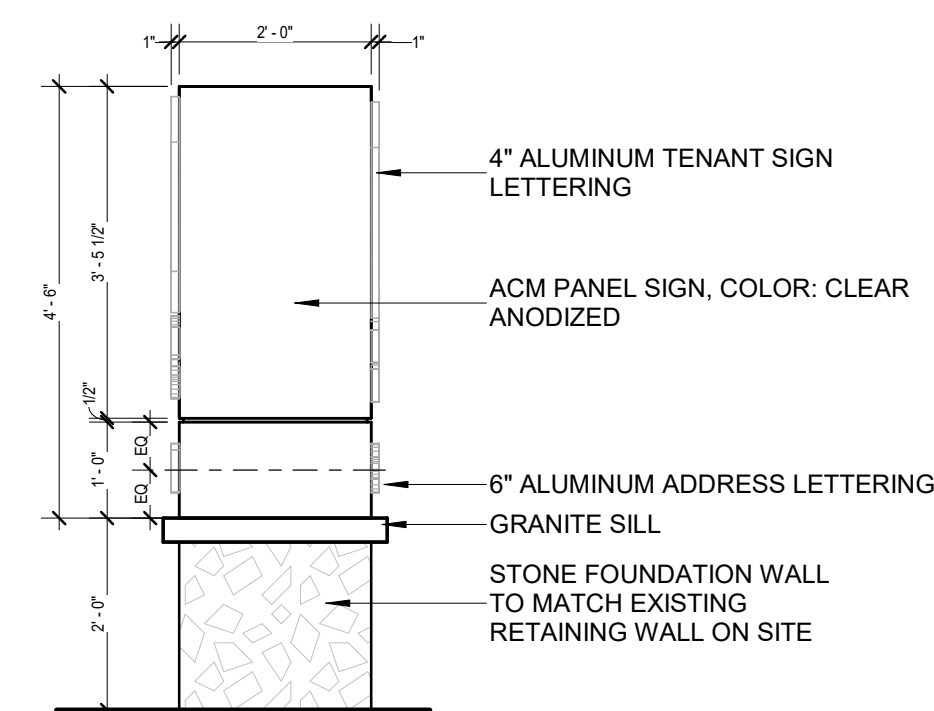
7 BUILDING SIGN - ELEVATION
SCALE: 1/2" = 1'-0"



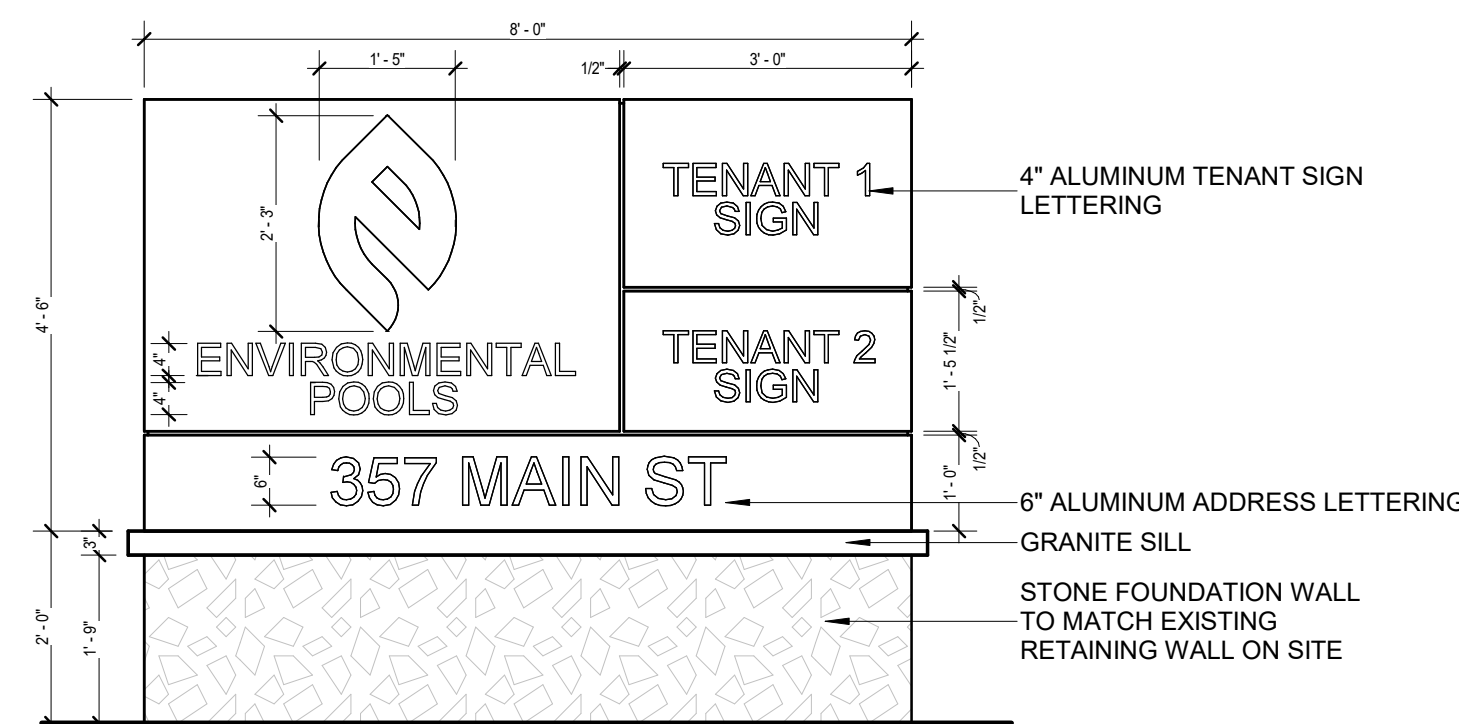
6 MONUMENT SIGN ELEVATION - SOUTH
SCALE: 1/2" = 1'-0"



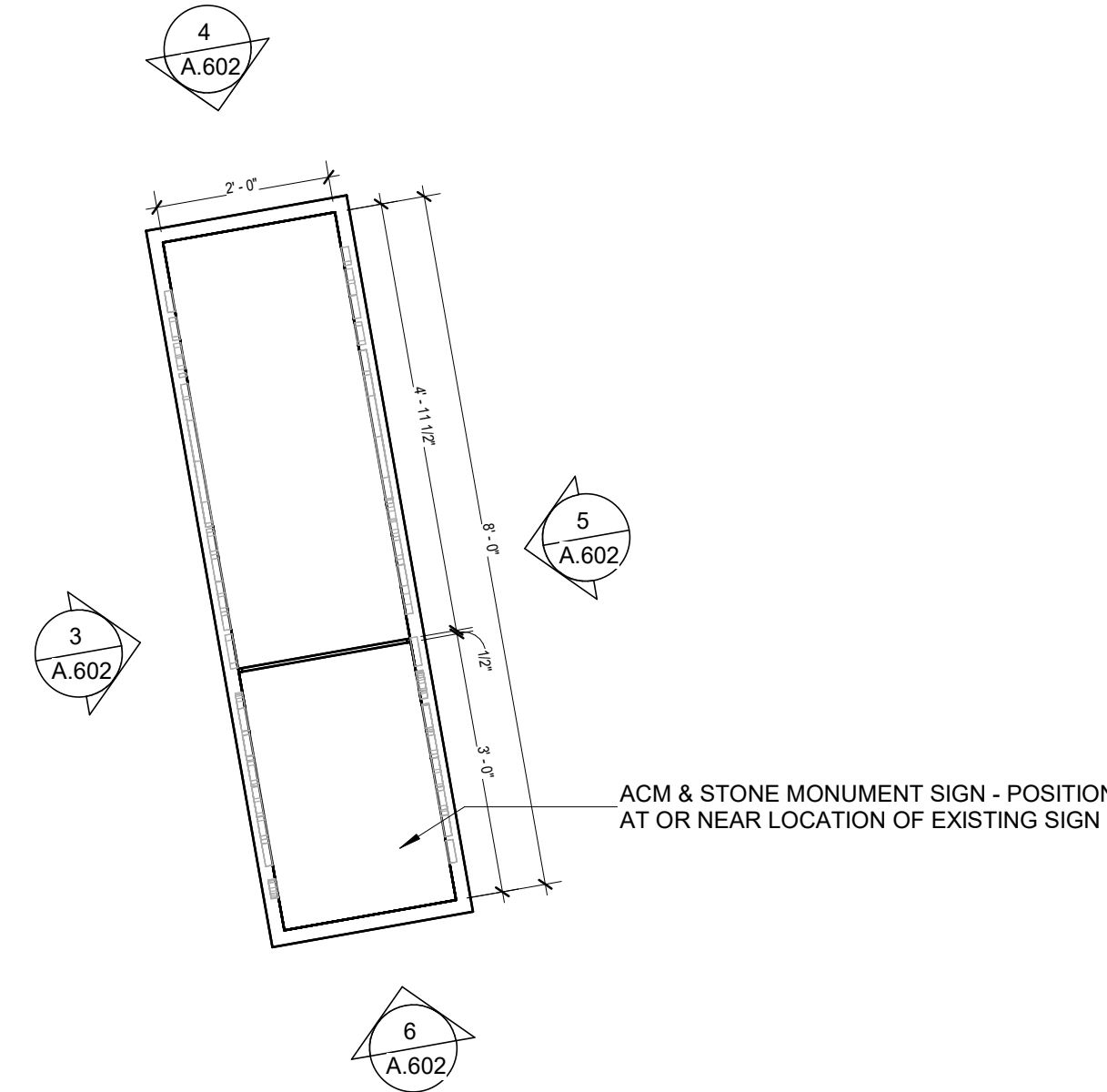
5 MONUMENT SIGN ELEVATION EAST
SCALE: 1/2" = 1'-0"



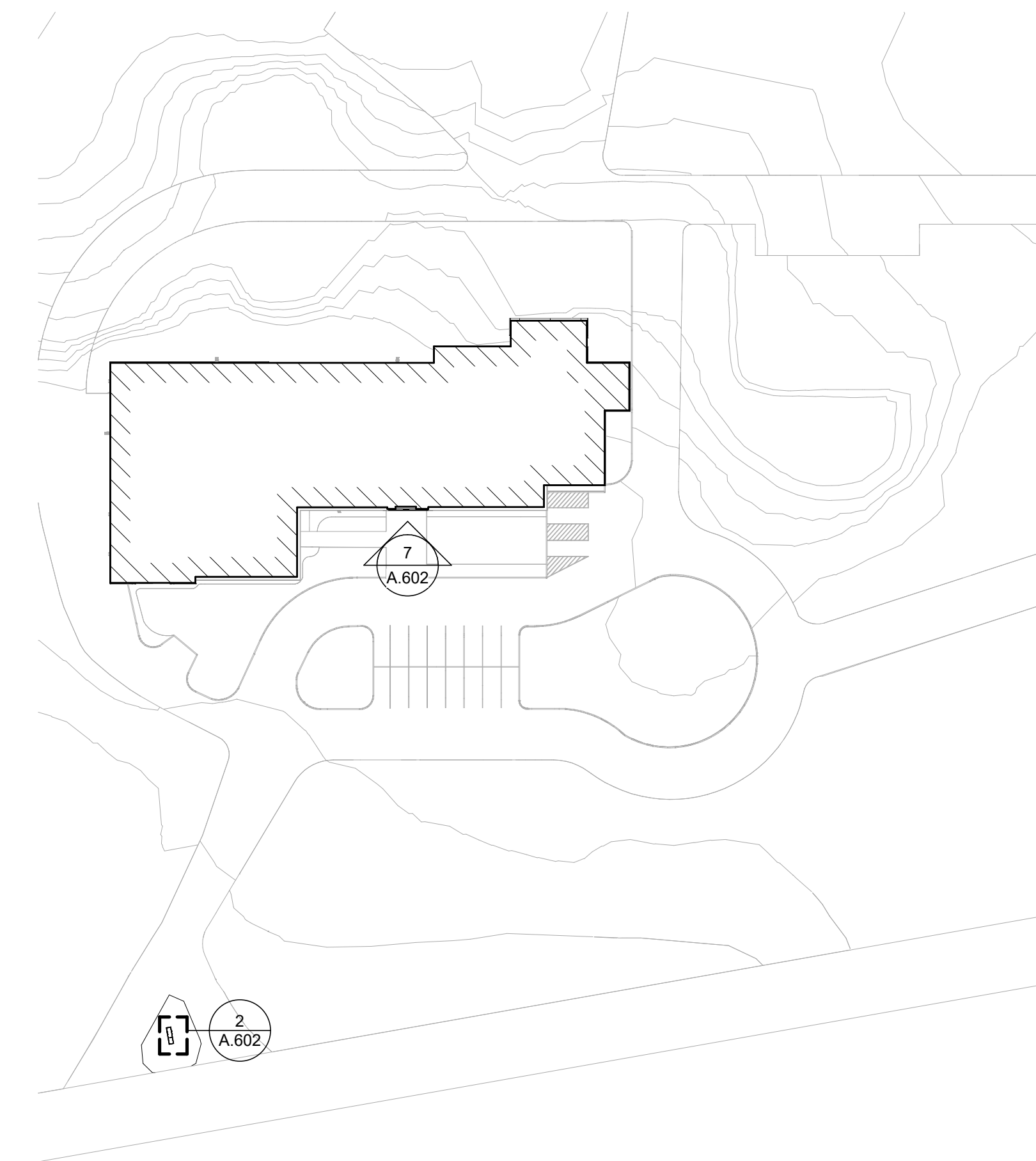
4 MONUMENT SIGN ELEVATION - NORTH
SCALE: 1/2" = 1'-0"



3 MONUMENT SIGN ELEVATION WEST
SCALE: 1/2" = 1'-0"



2 FLOOR PLAN - MONUMENT SIGN
SCALE: 1/2" = 1'-0"



1 SITE PLAN - SIGNAGE
SCALE: 1" = 60'-0"

Architect's Stamp:

Project:
Environmental Pools

357 Main Street
Bolton, MA 01740

Client:
Environmental Pools

184 Riverneck Road
Chelmsford, MA 01824

Project #: 21197

Scale: As indicated

Issue: Date:

Construction Drawings 12/20/2022

Revisions: Date:

Drawing Title:
Signage Plans, Elevations, & Details

Sheet Number:

A.602

MAUGEL ARCHITECTS
200 AVER ROAD 1 SUITE 200
HAVERHILL, MA 01830
978-456-2800
MAUGEL.COM

THESE DOCUMENTS AND ALL DESIGN ARRANGEMENTS, DESIGN AND PLAN SHEETS, SPECIFICATIONS, CONTRACTS, AGREEMENTS, AND CORRECTIVE SHEETS ARE THE PROPERTY OF MAUGEL ARCHITECTS, INC. AND NO PART THEREOF SHALL BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF MAUGEL ARCHITECTS, INC.