



TOWN OF BOLTON BOARD OF APPEALS

Filed with the Town Clerk on:

Town Hall, 663 Main Street, Bolton MA 01740
Phone 978-779-3308 Fax 978-779-5461

TOWN CLERK

APPLICATION FOR HEARING

PART I. Background Information (Provided by Applicant to the Town Clerk):

Applicant/Petitioner:	Michael McDowell and Renee McDowell Marissa Salamanca
Address of applicant:	McDowell – 52 Powder Hill Road, Bolton, MA 01740 Salamanca – 44 Powder Hill Road, Bolton, MA 01740
Applicant is:	X-Owner <input type="checkbox"/> -Tenant <input type="checkbox"/> -Licensee <input type="checkbox"/> -Prospective Buyer
Property address:	44 Powder Hill Road, Bolton, MA 01740 52 Powder Hill Road, Bolton, MA 01740
Assessor Map/Parcel Number of property	Map 5D 44 Powder Hill Road (Lot 14) is 5.D parcel 69 52 Powder Hill Road (Lot 16) is 5.D parcel 71
Deed reference(s):	52 Powder Hill Road, Book <u>59273</u> Page <u>47</u> 44 Powder Hill Road, Book <u>53731</u> Page <u>234</u> Covenant Deed, Book <u>17127</u> Page <u>267</u> Declaration of Reservation of Grading and Fill Easements, Book <u>17990</u> Page <u>375</u>
Owner name (if person other than applicant)	Michael McDowell and Renee McDowell Marissa Salamanca
Owner address:	Salamanca - 44 Powder Hill Road, Bolton, MA 01740 McDowell - 52 Powder Hill Road, Bolton, MA 01740
Owner telephone number:	To be contacted through: Tara E. Lynch, Esq. Gordon Rees Scully Mansukhani LLP 28 State Street, Suite 1050

	Boston, MA 02109 (857) 504-2022
Application & all other materials and fee for:	<p>X-Variance, \$100 + \$6 per abutter on certified abutters list</p> <p><input type="checkbox"/>-Special Permit, \$100 + \$6 per abutter on certified abutters list</p> <p><input type="checkbox"/>-Appeal of Decision, \$100</p> <p><input type="checkbox"/>-Comprehensive Permit</p> <p style="padding-left: 20px;">Administrative Fee - \$500.00</p> <p style="padding-left: 20px;">Consultant Review Fee - \$5,000 plus \$100/unit</p> <p><input type="checkbox"/>-Amend Existing Decision (\$100 + \$6 per abutter for special permits and variances; \$500 administrative fee for comprehensive permits if change(s) are deemed substantial. If necessary, additional consultant review fee determined by ZBA)</p>



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Description of problem for which relief is sought:

The applicants/petitioners are proposing to partition a use easement into two fee simple parcels. The applicants/petitioners have retained a surveyor who has developed an agreed upon subdivision plan. However, before seeking approval of the subdivision, the applicants/petitioners require variances for 44 Powder Hill Road (currently "Lot 14" under the original Sugar Mill subdivision plan and "Lot 14A" under the proposed subdivision) from the minimum lot area requirement and for 52 Powder Hill Road (currently "Lot 16" under the original Sugar Mill subdivision plan and "Lot 16A" under the proposed subdivision) from both the lot shape factor requirement and the specified setback requirement for a pre-existing shed.

Lot 14A will have a non-conforming lot size subsequent to the subdivision of the use easement into two fee simple parcels. Lot 14 is currently 65,500 sq. ft. or approximately 1.50 acres. However, Ms. Salamanca intends to convey 5,444 sq. ft. of Lot 14 to the McDowells (Lot 16), leaving Lot 14A with approximately 60,056 sq. ft. of land or approximately 1.37 acres, falling below the minimum lot area requirement of 1.50 acres which was in effect circa 1995 when the original Sugar Mill subdivision plan was approved. Notably, upon information and belief, the current minimum lot area requirement of 80,000 sq. ft. for residential lots did not come into effect until 2018.

Following the subdivision of the use easement into two fee simple parcels, Lot 16A will not adhere to the current lot shape factor requirement as it will have a lot shape factor of 0.10. However, Lot 16, as it has existed since the original Sugar Mill subdivision plan was approved in 1995, also does not meet the current lot shape factor requirement of 0.50. The existing lot shape factor is 0.10 and that has been the lot shape factor of Lot 16 since its development circa 1995. Notably, upon information and belief, the current lot shape factor requirement of 0.50 did not come into effect until 2001. Accordingly, the lot shape factor of Lot 16/Lot 16A will remain consistent even after the

	<p>proposed subdivision of the use easement.</p> <p>Lastly, the shed located on Lot 16 will not adhere to the specified setback requirement of 20' following the subdivision of the use easement into two fee simple parcels. Per the proposed subdivision plan, the shed located on Lot 16A will be 16' off the property line instead of the required 20' as outlined in the dimensional schedule of the current zoning bylaws. This was an innocent mistake, as the applicants believing the shed to have been installed in compliance with the specified setback requirement. Currently, a fence separates the property behind the shed from the adjacent property, and the location of the shed primarily meets the specified setback requirement (only one corner not meeting setback).</p>
<p>Applicable section(s) of Zoning Bylaws or other reference for consideration by Board of Appeals:</p>	<p>Minimum Lot Area in effect circa 1995 – 2.3.5.2 Dimensional Schedule</p> <p>Minimum Lot Area currently in effect – Ch. 250 Art III, § 250-13 B</p> <p>Lot Shape Factor – Ch. 250 Art III, § 250-13 G(1) added on 5-7-2001 ATM by Art 9.</p> <p>Minimum Depth Other Yards (“Setback Requirement”) – Ch. 250 Art III, § 250-13 B</p>
<p>Justification for request: (attach additional information if necessary)</p>	<p>The applicants/petitioners are proposing to subdivide a use easement into two fee simple parcels for the purpose of benefiting the applicants’ properties at 44 Powder Hill Road and 52 Powder Hill Road, resolving a dispute regarding the exclusivity and scope of the use easement, and restoring neighborly relations.</p> <p>The applicants/petitions refer to the proposed subdivision plan attached as Exhibit A. Specifically, the partition involves combining Parcel A, containing 5,444 sq. ft., with Lot 16, containing 65,498 sq. ft., to form Lot 16A containing 70,942 sq. ft. In addition, Parcel A, containing 5,444 sq. ft. will be taken away from Lot 14 to form Lot 14A containing 60,056 sq. ft.</p>



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Currently, no one is utilizing the use easement, given an ongoing dispute between the applicants/petitioners regarding the exclusivity and scope of that use easement. This is particularly problematic for 52 Power Hill Road, which has an extremely odd shaped lot with almost no useable back yard. The applicants/petitions refer to the original Sugar Mill Subdivision Plan, attached as **Exhibit B**.

The granting of the three variances sought in this application will allow the applicants/petitioners to use and enjoy their two newly acquired fee simple parcels for all uses reasonable for a residential yard, including, but not limited to, the removal of trees and the planting of grass in its place, along with the installation of fencing or the placement of a swimming pool that conforms to all applicable by-laws and regulations. The granting of the three variances will benefit the public in that the applicants/petitioners will have free and exclusive use of the two fee simple parcels, rather than an ongoing dispute related to the exclusivity and scope of the use easement which is currently impacting neighborly relations and using public resources. In addition, the values of the applicants/petitioners' properties will increase by extinguishing the use easement.

Further, the abutters will neither be harmed nor have their rights diminished by the granting of the three variances or by the subdivision of the use easement with the partition of the use easement.

The requested "variance" from the lot shape factor for Lot 16A is a variance in name, but the lot shape factor will remain the same both before and after the subdivision. In addition, the requested variance from the setback requirement for Lot 16A is miniscule in nature. The shed subject to the variance has been on Lot 16 since 2018 without any complaints or issues raised by abutting neighbors. Upon installing the shed, the McDowells reasonably believed they had satisfied the setback requirement, with no intention of violating any regulations. Notably, the shed located on Lot 16A will still maintain a reasonable setback from the property line, as a majority of the shed aligns with the

	<p>setback requirement (only one corner not meeting setback). In addition, there is an erected fence running along the property line where the shed is located.</p> <p>The requested variance from the minimum lot area requirement for Lot 14A is minimal, approximately 1/8th of an acre, and will not impact abutters or the general character of the neighborhood or the Town.</p> <p>The foregoing benefits of the partition of the use easement can only be achieved through the issuance of the three variances discussed above.</p>
<p>The undersigned certifies that he/she has read and examined this application and the Bolton Zoning Board of Appeals Rules and Regulations, and that the proposed project is accurately represented in the statements made in this application.</p> <p>I hereby request a hearing before the Board of Appeals with reference to the above application.</p>	
_____	_____
Property Owner's Signature (REQUIRED)	Date
_____	_____
Property Owner's Signature (REQUIRED)	Date
_____	_____
Applicant's Signature (if different from owner)	Date

This form, completed by the applicant, must accompany the pertinent application materials (see sections 4, 5, or 6 of the Zoning Board of Appeals Rules and Regulations) to comprise a complete application.

This application will be reviewed by the Board of Appeals. An application found to be incomplete upon receipt by the Board of Appeals may be returned to the applicant for completion and re-filing. The date of any re-filing shall be the date of the application.

<u>Marissa Miller</u> Property Owner's Signature (REQUIRED)	<u>1/2/2024</u> Date
<u>[Signature]</u> Property Owner's Signature (REQUIRED)	<u>1.2.24</u> Date
<u>Renee McDowell</u> Property Owner's Signature (REQUIRED)	<u>1/2/24</u> Date
_____ Applicant's Signature (if different from owner)	_____ Date

This form, completed by the applicant, must accompany the pertinent application materials (see sections 4, 5, or 6 of the Zoning Board of Appeals Rules and Regulations) to comprise a complete application.

This application will be reviewed by the Board of Appeals. An application found to be incomplete upon receipt by the Board of Appeals may be returned to the applicant for completion and re-filing. The date of any re-filing shall be the date of the application.

*** FOR VARIANCE APPLICATIONS ONLY ***

Applicant/Petitioner:	Michael McDowell and Renee McDowell Marissa Salamanca
Property address:	44 Powder Hill Road, Bolton, MA 52 Powder Hill Road, Bolton, MA

REQUIREMENTS TO BE MET FOR GRANTING VARIANCE

As set forth in M.G.L c.40A § 10 & Zoning Board of Appeals Rules & Regulations § 4.2

The Applicant shall explain how the following conditions are met:

4.2.1 That there are circumstances that exist relating to the soil conditions, shape, or topography of the land or structures that uniquely affect such land or structures, but that do not affect generally the zoning district in which such land is located.

See Attachment to Section 4.2.



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* FOR VARIANCE APPLICATIONS ONLY *

Applicant/Petitioner:	Michael McDowell and Renee McDowell Marissa Salamanca
Property address:	44 Powder Hill Road, Bolton, MA 01740 52 Powder Hill Road, Bolton, MA 01740

REQUIREMENTS TO BE MET FOR GRANTING VARIANCE

As set forth in M.G.L c.40A § 10 & Zoning Board of Appeals Rules & Regulations § 4.2

The Applicant shall explain how the following conditions are met:

4.2.1 That there are circumstances that exist relating to the soil conditions, shape, or topography of the land or structures that uniquely affect such land or structures, but that do not affect generally the zoning district in which such land is located.

See Attachment to Section 4.2.

4.2.2 That literal enforcement of the provisions of the Bolton Zoning Bylaws would involve substantial hardship, financial or otherwise, to the applicant.

See Attachment to Section 4.2.

4.2.3 That the desired relief may be granted without substantial detriment to the public good.

See Attachment to Section 4.2.



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4.2.4 That the desired relief may be granted without nullifying or substantially derogating from the intent and purpose of Bolton Zoning Bylaws.

See Attachment to Section 4.2.

Variance Application (ZBA)
(44 Powder Hill Road and 52 Powder Hill Road – (Map 5D, Parcels 69 and 71))

Attachment to Section 4.2

This Attachment to Section 4.2 is appended to the Variance Applications submitted by the applicants/petitioners, Michael McDowell and Renee McDowell (collectively, the “McDowells”), and Marissa Salamanca (“Ms. Salamanca”). The McDowells are residents of 52 Powder Hill Road, Bolton, Massachusetts, otherwise known as Sugar Mill Subdivision Lot 16 (the “McDowells Property”). Ms. Salamanca is a resident of 44 Powder Hill Road, Bolton, Massachusetts, otherwise known as Sugar Mill Subdivision Lot 14 (the “Salamanca Property”). Currently, there is a use easement appurtenant to Lot 14 for the benefit of Lot 16. There is an ongoing dispute regarding the exclusivity and scope of that easement. Specifically, the current owner of Lot 14 maintains the use easement is not exclusive, and the scope of use is limited; conversely, the current owners of Lot 16 maintain the use easement is either exclusive and unrestricted, or exclusive and restricted to the uses outlined in the Declaration of Reservation of Grading and Fill Easements. Further, the owners of Lot 16 suggest that at the time of the creation of the Sugar Mill Subdivision (the “Subdivision”), the developer intended that the use easement on and over Lot 14 for the benefit of Lot 16 was to be, effectively, Lot 16’s backyard, given the odd shape of Lot 16. *See Exhibit B.* In an effort to resolve their disputes, restore neighborly relations, and bring clarity with regard to the exclusivity and scope of use of the use easement area, the applicants/petitioners have agreed to split the use easement into two fee simple parcels.

However, in order to have this subdivision approved, they require three variances as outlined in the Application. Specifically, the McDowells seek variances from the Town of Bolton’s lot shape factor requirement and specified setback requirement as outlined in the dimensional regulations; while Ms. Salamanca seeks a variance from the Town of Bolton’s minimum lot area requirement. The granting of these three variances will enable the McDowells and Ms. Salamanca to utilize and enjoy their newly acquired fee simple parcels for all reasonable residential backyard purposes, in line with how their neighboring property owners utilize and enjoy their own respective backyards. The granting of the three variances, along with the approval of the proposed subdivision, will further resolve the ongoing dispute between these abutters, restore neighborly relations, and bring clarity to the exclusivity and scope of use of the area. Accordingly, the granting of these three variances will serve the public good and align with the intended purpose of the Town of Bolton’s bylaws and zoning regulations in that both the McDowells and Ms. Salamanca can now have clear use of their respective backyards.

Factual Background

The Sugar Mill Subdivision consists of twenty plus single-family residential homes constructed on building lots ranging in size from 1.5 acres to 3.7 acres. The Subdivision was planned and permitted in the Town of Bolton and the Definitive Subdivision Plan was approved by the Bolton Planning Board and recorded in the Worcester County Registry of Deeds at Book 694, Plan 23, on or about June 22, 1995. Notably, the 1.5 acres was the minimum lot area requirement in the Town of Bolton at the time the Subdivision was approved.

The Definitive Subdivision Plan for the Subdivision shows multiple use easements, including, but not limited to, a use easement for the benefit of the McDowells Property (Lot 16) on and over the Salamanca Property (Lot 14). As noted above, while the applicants/petitioners' positions regarding the exclusivity and scope of the use easement differ, the McDowells believe that at the time of the creation of the Subdivision, the developer intended that the use easement on and over Lot 14 be for the exclusive benefit of Lot 16 and effectively serve as the backyard for Lot 16, given the extremely irregular shape of that lot. Specifically, the McDowells Property is an irregular shaped lot with an area frontage on Powder Hill Road and Sugar Road, and a separate area containing a single-family home and a very small backyard. These two areas are connected by a small strip of land burdened by various driveway and utilities easements connecting two larger areas containing the front yard and home. *See Exhibit B.*

The use easement on the Salamanca Property for the benefit of the McDowells Property is the shape of quadrilateral, measuring one hundred and twenty-one (121) feet by eighty-four (84) feet by ninety (90) feet by one hundred and twenty-five (125) feet. The use easement is currently a heavily wooded area which makes the McDowells' use and enjoyment of the use easement as a functional backyard area impossible. The McDowells wish to use and enjoy the use easement in the same manner and for the same purposes residential backyards are typically used in the Subdivision and in the Town. However, if the use easement is not exclusive – as Ms. Salamanca maintains – or is subject to the existing Declaration of Reservation of Grading and Fill Easements, it is of little or no use to Lot 16.

In order to forever resolve their disputes and restore neighborly relation, the applicants/petitioners have reached an agreement to partition the use easement into two fee simple parcels.

As part of the agreement, the McDowells and Ms. Salamanca retained a surveyor who developed an agreed upon proposed subdivision plan. *See Exhibit A.* The subdivision plan outlines the parties' intentions with respect to the partition of the use easement. The purpose of the subdivision plan is to combine "Parcel A" (the use easement area) containing 5,444 square feet with Lot 16 containing 65,498 square feet to make new Lot 16A containing 70,942 square feet. In addition, 5,444 square feet of "Parcel A" (the use easement area) will be subtracted from Lot 14, leaving Lot 14A containing 60,056 square feet. For the subdivision to proceed, the McDowells and Ms. Salamanca are now seeking the issuance of three variances from the Town of Bolton's bylaws and zoning regulations.

Specifically, the McDowells seek a variance from the Town of Bolton's lot shape factor requirement of 0.50. Lot 16 has always had a lot shape factor of 0.10 since its development in 1995. Upon information and belief, the current lot shape factor requirement did not come into effect until 2001. Accordingly, the lot shape factor of Lot 16 and Lot 16A will be the same. In addition, the McDowells seek a variance from the Town of Bolton's setback requirement of 20' as outlined in the dimensional regulations. The McDowells installed the shed on Lot 16 in or around 2018 with the reasonable belief that the shed met the appropriate setback requirement. To date, no abutting neighbors have raised any issues or concerns with the location of the shed. Although the shed on Lot 16A will be 16' from the property line rather than 20', the shed will still maintain a reasonable setback from the property line as a majority of the shed will still meet the setback

requirement.

In regard to Ms. Salamanca, she seeks a variance from the Town of Bolton's minimum lot area requirement. Prior to the subdivision of the use easement, Lot 14 was 65,500 square feet or approximately 1.50 acres. However, Lot 14 will be giving up 5,444 square feet, leaving Lot 14A with approximately 1.37 acres, which is slightly below the minimum lot area requirement of 1.50 acres which was in effect circa 1995 when the original Sugar Mill subdivision plan was approved. Notably, upon information and belief, the current minimum lot area requirement of 80,000 square feet for residential lots did not come into effect until 2018. Overall, this is a minimal variance, and the size of Lot 14A will be generally consistent with lot sizes across the subdivision and Town.

For the reasons that follow, the applicants/petitioners respectfully request that the ZBA GRANT the requested variances.

Four Criteria for Granting a Variance

Variances are governed by M.G.L. c. 40A, § 10. M.G.L. c. 40A, § 10 sets forth the four criteria for the granting of a variance. These four criteria are also listed in Section 4.2 of the Variance Application. The Applicants respectfully submit that the four criteria have been met for each of the three variances sought. The four criteria are as follows:

4.2.1 That there are circumstances that exist relating to the soil conditions, shape, or topography of the land or structures that uniquely affect such land or structures, but that do not affect generally the zoning district in which such land is located.

The McDowells' Property, Lot 16, is characterized by an irregular shape, housing a single-family home and a notably compact backyard. Given the current state of the McDowells' backyard, the McDowells are unable to use and enjoy it in the same manner as their neighbors typically do. For example, the McDowells simply wish to use their backyard to clear trees and plant grass in its place, and to install a swing set, shed, and fencing, all of which are reasonable uses of any backyard. Such uses are consistent with backyard uses of land, and the common scheme of the Subdivision.

The approval of the three variances requested by the McDowells and Ms. Salamanca will give Lot 16 the backyard it currently lacks. The use easement is currently a heavily wooded area which makes the McDowells' use and enjoyment of the use easement as a functional backyard area impossible, particularly given the dispute as to the exclusivity and scope of use of that use easement. Therefore, the McDowells are currently precluded from utilizing the backyard in any reasonable manner. Moreover, neither of the applicants/petitioners currently make use of the use easement, given the ongoing dispute. Accordingly, the granting of the three variances is necessary to ensure a fair and equitable solution to both applicants/petitioners.

4.2.2 That literal enforcement of the provisions of the Bolton Zoning Bylaws would involve substantial hardship, financial or otherwise, to the applicant.

Without the granting of the three variances, both the McDowells and Ms. Salamanca would

face financial hardship as a result of the ongoing dispute between them, which is in litigation. Prior to this specific agreement to partition the use easement into two fee simple parcels, the McDowells and Ms. Salamanca had been litigating the issue of the use easement area for more than two years without any resolution. Only after extensive negotiations at mediation, did the McDowells and Ms. Salamanca establish a plan to resolve the issues discussed in this application. If the three variances were not granted, the agreement to subdivide the use easement would no longer be in play, resulting in the McDowells and Ms. Salamanca pursuing further litigation, which could take several years to resolve. Evidently, the possibility of ongoing litigation would lead to both the McDowells and Ms. Salamanca incurring substantial cost in legal fees and expenses with no practical resolution in sight.

Further, the existence of the use easement affects property values. Currently, Lot 14 is burdened by a use easement, which may or may not be exclusive. Lot 16 is favored by a use easement, which has no practical use given the ongoing dispute. Subdividing the use easement into two fee simple parcels will resolve these issues, and extinguish the ongoing disputes regarding exclusivity and scope of use.

4.2.3. That the desired relief may be granted without substantial detriment to the public good.

The granting of the three variances sought in this application will allow the McDowells and Ms. Salamanca to use and enjoy their two newly acquired fee simple parcels for all uses reasonable for a residential yard. The granting of the three variances will benefit the public in that the McDowells and Ms. Salamanca will have free and exclusive use of the two fee simple parcels. The McDowells will now have a backyard that they can reasonably utilize and enjoy for their benefit, without causing any hardship to Ms. Salamanca or neighboring properties. In other words, the abutters to the McDowells and Ms. Salamanca will neither be harmed nor have their rights diminished with the subdivision of the use easement. The abutters own use of their land and backyards will remain entirely unaffected, allowing them to continue using their properties just as they have been.

4.2.4 That the desired relief may be granted without nullifying or substantially derogating from the intent and purpose of Bolton Zoning Bylaws.

The granting of these three variances will enable the McDowells and Ms. Salamanca to utilize and enjoy their newly acquired fee simple parcels for all reasonable residential backyard purposes, in line with how their neighboring property owners utilize and enjoy their own respective backyards. The Bolton bylaws and zoning regulations were put in place to guarantee that residential property owners, such as the McDowells and Ms. Salamanca, have the capacity to make full use of and derive enjoyment from their land. Accordingly, the granting of these three variances will serve the public good and align with the intended purpose of the Town of Bolton's bylaws and zoning regulations in that both the McDowells and Ms. Salamanca can now have sufficient use of their respective backyards. For example, the McDowells and Ms. Salamanca can both use and enjoy their two newly acquired fee simple parcels for all uses reasonable for a residential yard, including, but not limited to, the removal of trees and the planting of grass in its place, along with the installation of fencing or the placement of a swimming pool or other structure that conform to

all applicable by-laws and regulations, if duly permitted. The use easement is currently a heavily wooded area which makes the McDowells' use and enjoyment of the use easement as a functional backyard area nearly impossible, which is contrary to the intent of the Town of Bolton bylaws and zoning regulations.

Conclusion

The Applicants respectfully request that the three separate variances be granted.

The Applicants reserve the right to provide additional testimony and information at the public hearing on this Application.

BOA: Request for List of Abutters · Add to a project

 **Expiration Date**

Active

Request Changes

([/#/explore/request-changes/35035](#))



BOA-23-13

Pd CC



Details

Submitted on Oct 23, 2023 at 10:48 am



Attachments

0 files



Activity Feed

Latest activity on Oct 23, 2023

Applicant

..... **Adriana Sanchez-Correa**

 0



Location

44 POWDER HILL RD. BOLTON, MA 01740

View ▼

Edit Workflow



Abutters List Payment

Paid Oct 23, 2023 at 10:49 am



Assessors Approval

In Progress



Your documents are in the mail, or ready for pickup

Review



Details

Abutter List Selection

Edit



300 foot Abutters List Report

Bolton, MA
October 23, 2023

Subject Property:

Parcel Number: 005.D-0000-0069.0
CAMA Number: 005.D-0000-0069.0
Property Address: 44 POWDER HILL RD

Mailing Address: SALAMANCA MARISSA
44 POWDER HILL RD
BOLTON, MA 01740-

Abutters:

Parcel Number: 005.D-0000-0005.0
CAMA Number: 005.D-0000-0005.0
Property Address: 152 SUGAR RD

Mailing Address: PERRY DAVID K & KAREN A
P O BOX 520
BOLTON, MA 01740-

Parcel Number: 005.D-0000-0005.B
CAMA Number: 005.D-0000-0005.B
Property Address: 160 SUGAR RD

Mailing Address: RICCI MATTHEW M & MONICA M
160 SUGAR RD
BOLTON, MA 01740-

Parcel Number: 005.D-0000-0006.0
CAMA Number: 005.D-0000-0006.0
Property Address: 164 SUGAR RD

Mailing Address: BARR JAMES
164 SUGAR RD
BOLTON, MA 01740-

Parcel Number: 005.D-0000-0053.0
CAMA Number: 005.D-0000-0053.0
Property Address: 56 POWDER HILL RD

Mailing Address: EBERT ROBERT JR & KRISTINE
56 POWDER HILL RD
BOLTON, MA 01740-

Parcel Number: 005.D-0000-0056.0
CAMA Number: 005.D-0000-0056.0
Property Address: 134 SUGAR RD

Mailing Address: AHMED MAROOF M & TAHERA R
134 SUGAR ROAD
BOLTON, MA 01740-

Parcel Number: 005.D-0000-0066.0
CAMA Number: 005.D-0000-0066.0
Property Address: 32 POWDER HILL RD

Mailing Address: STRAPKO WILLIAM A & MAUREEN A, TR
WILLIAM&MAUREEN STRAPKO JOINT
REV LIVING
32 POWDER HILL RD
BOLTON, MA 01740-

Parcel Number: 005.D-0000-0067.0
CAMA Number: 005.D-0000-0067.0
Property Address: 36 POWDER HILL RD

Mailing Address: KOESTERICH SCOTT E & MELISSA R
36 POWDER HILL RD
BOLTON, MA 01740-

Parcel Number: 005.D-0000-0068.0
CAMA Number: 005.D-0000-0068.0
Property Address: 40 POWDER HILL RD

Mailing Address: SCHLOSBERG ALEX & REBECCA
NOREN
40 POWDER HILL RD
BOLTON, MA 01740-

Parcel Number: 005.D-0000-0070.0
CAMA Number: 005.D-0000-0070.0
Property Address: 48 POWDER HILL RD

Mailing Address: BITTO ROSS & SARAH
48 POWDER HILL RD
BOLTON, MA 01740-

Parcel Number: 005.D-0000-0071.0
CAMA Number: 005.D-0000-0071.0
Property Address: 52 POWDER HILL RD

Mailing Address: MCDOWELL MICHAEL W & RENEE M
52 POWDER HILL RD
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.

10/23/2023

Page 1 of 2



300 foot Abutters List Report

Bolton, MA
October 23, 2023

Parcel Number: 005.D-0000-0072.0
CAMA Number: 005.D-0000-0072.0
Property Address: 49 POWDER HILL RD

Mailing Address: EK STEVEN W & VALERIE V
49 POWDER HILL RD
BOLTON, MA 01740-

Parcel Number: 005.D-0000-0073.0
CAMA Number: 005.D-0000-0073.0
Property Address: 43 POWDER HILL RD

Mailing Address: MAHER CHRISTOPHER M & MEAGHAN
43 POWDER HILL RD
BOLTON, MA 01740-

Parcel Number: 005.D-0000-0074.0
CAMA Number: 005.D-0000-0074.0
Property Address: 37 POWDER HILL RD

Mailing Address: SIDOPOULOS KONSTANTINOS D &
JOYCE FRIES SIDOPOULOS
37 POWDER HILL RD
BOLTON, MA 01740-

Parcel Number: 005.D-0000-0075.0
CAMA Number: 005.D-0000-0075.0
Property Address: 31 POWDER HILL RD

Mailing Address: CAMERON KATHERINE D & JUSTIN A
31 POWDER HILL RD
BOLTON, MA 01740-

Parcel Number: 005.D-0000-0071.0
CAMA Number: 005.D-0000-0071.0
Property Address: 52 POWDER HILL RD

Mailing Address: MCDOWELL MICHAEL W & RENEE M
52 POWDER HILL RD
Bolton MA 01740-

As set forth in the Assessor's records as of July 1, 2023.

Kelly Garlock
Assistant Assessor



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10/23/2023

Page 2 of 2

AHMED MAROOF M & TAHERA R
134 SUGAR ROAD
BOLTON, MA 01740-

RICCI MATTHEW M & MONICA
160 SUGAR RD
BOLTON, MA 01740-

BARR JAMES
164 SUGAR RD
BOLTON, MA 01740-

SCHLOSBERG ALEX & REBECCA
40 POWDER HILL RD
BOLTON, MA 01740-

BITTO ROSS & SARAH
48 POWDER HILL RD
BOLTON, MA 01740-

SIDOPOULOS KONSTANTINOS D
JOYCE FRIES SIDOPOULOS
37 POWDER HILL RD
BOLTON, MA 01740-

CAMERON KATHERINE D & JUS
31 POWDER HILL RD
BOLTON, MA 01740-

STRAPKO WILLIAM A & MAURE
WILLIAM&MAUREEN STRAPKO J
32 POWDER HILL RD
BOLTON, MA 01740-

EBERT ROBERT JR & KRISTIN
56 POWDER HILL RD
BOLTON, MA 01740-

MCDOWELL MICHAEL W & RENEE M
52 POWDER HILL RD
BOLTON, MA 01470-

EK STEVEN W & VALERIE V
49 POWDER HILL RD
BOLTON, MA 01740-

KOESTERICH SCOTT E & MELI
36 POWDER HILL RD
BOLTON, MA 01740-

MAHER CHRISTOPHER M & MEA
43 POWDER HILL RD
BOLTON, MA 01740-

MCDOWELL MICHAEL W & RENE
52 POWDER HILL RD
BOLTON, MA 01740-

PERRY DAVID K & KAREN A
P O BOX 520
BOLTON, MA 01740-

BOA: Request for List of Abutters · Add to a project

 **Expiration Date**

Active

Request Changes

(/#/explore/request-changes/35033)



BOA-23-12

✓
PALCC



Details

Submitted on Oct 23, 2023 at 10:41 am



Attachments

0 files



Activity Feed

Latest activity on Oct 23, 2023

Applicant

Adriana Sanchez-Correa

 0



Location

52 POWDER HILL RD, BOLTON, MA 01740

View ▼

Edit Workflow



Abutters List Payment

Paid Oct 23, 2023 at 10:44 am



Assessors Approval

In Progress



Your documents are in the mail, or ready for pickup

Review



Details

Abutter List Selection

Edit



300 foot Abutters List Report

Bolton, MA
October 23, 2023

Subject Property:

Parcel Number: 005.D-0000-0071.0
CAMA Number: 005.D-0000-0071.0
Property Address: 52 POWDER HILL RD

Mailing Address: MCDOWELL MICHAEL W & RENEE M
52 POWDER HILL RD
Bolton MA 01740

Abutters:

Parcel Number: 005.D-0000-0003.0
CAMA Number: 005.D-0000-0003.0
Property Address: 119 SUGAR RD

Mailing Address: SLADE ALAN S & LYNNE M
119 SUGAR RD
BOLTON, MA 01740-

Parcel Number: 005.D-0000-0005.0
CAMA Number: 005.D-0000-0005.0
Property Address: 152 SUGAR RD

Mailing Address: PERRY DAVID K & KAREN A
P O BOX 520
BOLTON, MA 01740-

Parcel Number: 005.D-0000-0005.B
CAMA Number: 005.D-0000-0005.B
Property Address: 160 SUGAR RD

Mailing Address: RICCI MATTHEW M & MONICA M
160 SUGAR RD
BOLTON, MA 01740-

Parcel Number: 005.D-0000-0043.0
CAMA Number: 005.D-0000-0043.0
Property Address: 131 SUGAR RD

Mailing Address: CHEN CHRISTOPHER Y & ANDERSON
NICKESHA CAMILLE
131 SUGAR RD
BOLTON, MA 01740-

Parcel Number: 005.D-0000-0044.0
CAMA Number: 005.D-0000-0044.0
Property Address: 139 SUGAR RD

Mailing Address: RINGUETTE ALAN & MELISSA
139 SUGAR RD
BOLTON, MA 01740-

Parcel Number: 005.D-0000-0045.0
CAMA Number: 005.D-0000-0045.0
Property Address: 147 SUGAR RD

Mailing Address: CANTWELL GARY J & JEANNINE D
147 SUGAR RD
BOLTON, MA 01740-

Parcel Number: 005.D-0000-0046.0
CAMA Number: 005.D-0000-0046.0
Property Address: 155 SUGAR RD

Mailing Address: SCHWARTZ MATTHEW R & MARRION
VALERIE S
155 SUGAR RD
BOLTON, MA 01740-

Parcel Number: 005.D-0000-0047.0
CAMA Number: 005.D-0000-0047.0
Property Address: 165 SUGAR RD

Mailing Address: LYNCH KEVIN C & BOBBY JO M
165 SUGAR RD
BOLTON, MA 01740-

Parcel Number: 005.D-0000-0048.0
CAMA Number: 005.D-0000-0048.0
Property Address: 123 SUGAR RD

Mailing Address: FISCHER LARS & LINDA
123 SUGAR RD
BOLTON, MA 01740-

Parcel Number: 005.D-0000-0053.0
CAMA Number: 005.D-0000-0053.0
Property Address: 56 POWDER HILL RD

Mailing Address: EBERT ROBERT JR & KRISTINE
56 POWDER HILL RD
BOLTON, MA 01740-

Parcel Number: 005.D-0000-0054.0
CAMA Number: 005.D-0000-0054.0
Property Address: 163 SUGAR RD

Mailing Address: STEGNER TIMOTHY J & DONNA M
163 SUGAR ROAD
BOLTON, MA 01740-



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10/23/2023

Page 1 of 2



300 foot Abutters List Report

Bolton, MA
October 23, 2023

Parcel Number: 005.D-0000-0056.0
CAMA Number: 005.D-0000-0056.0
Property Address: 134 SUGAR RD

Mailing Address: AHMED MAROOF M & TAHERA R
134 SUGAR ROAD
BOLTON, MA 01740-

Parcel Number: 005.D-0000-0057.0
CAMA Number: 005.D-0000-0057.0
Property Address: 55 POWDER HILL RD

Mailing Address: AGHJAYAN JEFFREY A & LINDA M
55 POWDER HILL RD
BOLTON, MA 01740-

Parcel Number: 005.D-0000-0068.0
CAMA Number: 005.D-0000-0068.0
Property Address: 40 POWDER HILL RD

Mailing Address: SCHLOSBERG ALEX & REBECCA
NOREN
40 POWDER HILL RD
BOLTON, MA 01740-

Parcel Number: 005.D-0000-0069.0
CAMA Number: 005.D-0000-0069.0
Property Address: 44 POWDER HILL RD

Mailing Address: SALAMANCA MARISSA
44 POWDER HILL RD
BOLTON, MA 01740-

Parcel Number: 005.D-0000-0070.0
CAMA Number: 005.D-0000-0070.0
Property Address: 48 POWDER HILL RD

Mailing Address: BITTO ROSS & SARAH
48 POWDER HILL RD
BOLTON, MA 01740-

Parcel Number: 005.D-0000-0072.0
CAMA Number: 005.D-0000-0072.0
Property Address: 49 POWDER HILL RD

Mailing Address: EK STEVEN W & VALERIE V
49 POWDER HILL RD
BOLTON, MA 01740-

Parcel Number: 005.D-0000-0073.0
CAMA Number: 005.D-0000-0073.0
Property Address: 43 POWDER HILL RD

Mailing Address: MAHER CHRISTOPHER M & MEAGHAN
43 POWDER HILL RD
BOLTON, MA 01740-

Parcel Number: 005.D-0000-0074.0
CAMA Number: 005.D-0000-0074.0
Property Address: 37 POWDER HILL RD

Mailing Address: SIDOPOULOS KONSTANTINOS D &
JOYCE FRIES SIDOPOULOS
37 POWDER HILL RD
BOLTON, MA 01740-

Parcel Number: 005.D-0000-0075.0
CAMA Number: 005.D-0000-0075.0
Property Address: 31 POWDER HILL RD

Mailing Address: CAMERON KATHERINE D & JUSTIN A
31 POWDER HILL RD
BOLTON, MA 01740-

Parcel Number: 005.D-0000-0076.0
CAMA Number: 005.D-0000-0076.0
Property Address: 25 POWDER HILL RD

Mailing Address: WILLIAMS RONALD & KELLY
PO BOX 746
BOLTON, MA 01740-0746

As set forth in the Assessor's records as of July 1, 2023.

Kelly Garlock
Assistant Assessor



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10/23/2023

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Page 2 of 2

AGHJAYAN JEFFREY A & LIND
55 POWDER HILL RD
BOLTON, MA 01740-

MAHER CHRISTOPHER M & MEA
43 POWDER HILL RD
BOLTON, MA 01740-

WILLIAMS RONALD & KELLY
PO BOX 746
BOLTON, MA 01740-0746

AHMED MAROOF M & TAHERA R
134 SUGAR ROAD
BOLTON, MA 01740-

PERRY DAVID K & KAREN A
P O BOX 520
BOLTON, MA 01740-

BITTO ROSS & SARAH
48 POWDER HILL RD
BOLTON, MA 01740-

RICCI MATTHEW M & MONICA
160 SUGAR RD
BOLTON, MA 01740-

CAMERON KATHERINE D & JUS
31 POWDER HILL RD
BOLTON, MA 01740-

RINGUETTE ALAN & MELISSA
139 SUGAR RD
BOLTON, MA 01740-

CANTWELL GARY J & JEANNIN
147 SUGAR RD
BOLTON, MA 01740-

SALAMANCA MARISSA
44 POWDER HILL RD
BOLTON, MA 01740-

CHEN CHRISTOPHER Y & ANDE
131 SUGAR RD
BOLTON, MA 01740-

SCHLOSBERG ALEX & REBECCA
40 POWDER HILL RD
BOLTON, MA 01740-

EBERT ROBERT JR & KRISTIN
56 POWDER HILL RD
BOLTON, MA 01740-

SCHWARTZ MATTHEW R &
MARRION VALERIE S
155 SUGAR RD
BOLTON, MA 01740-

EK STEVEN W & VALERIE V
49 POWDER HILL RD
BOLTON, MA 01740-

SIDOPOULOS KONSTANTINOS D
JOYCE FRIES SIDOPOULOS
37 POWDER HILL RD
BOLTON, MA 01740-

FISCHER LARS & LINDA
123 SUGAR RD
BOLTON, MA 01740-

SLADE ALAN S & LYNNE M
119 SUGAR RD
BOLTON, MA 01740-

LYNCH KEVIN C & BOBBY JO
165 SUGAR RD
BOLTON, MA 01740-

STEGNER TIMOTHY J & DONNA
163 SUGAR ROAD
BOLTON, MA 01740-



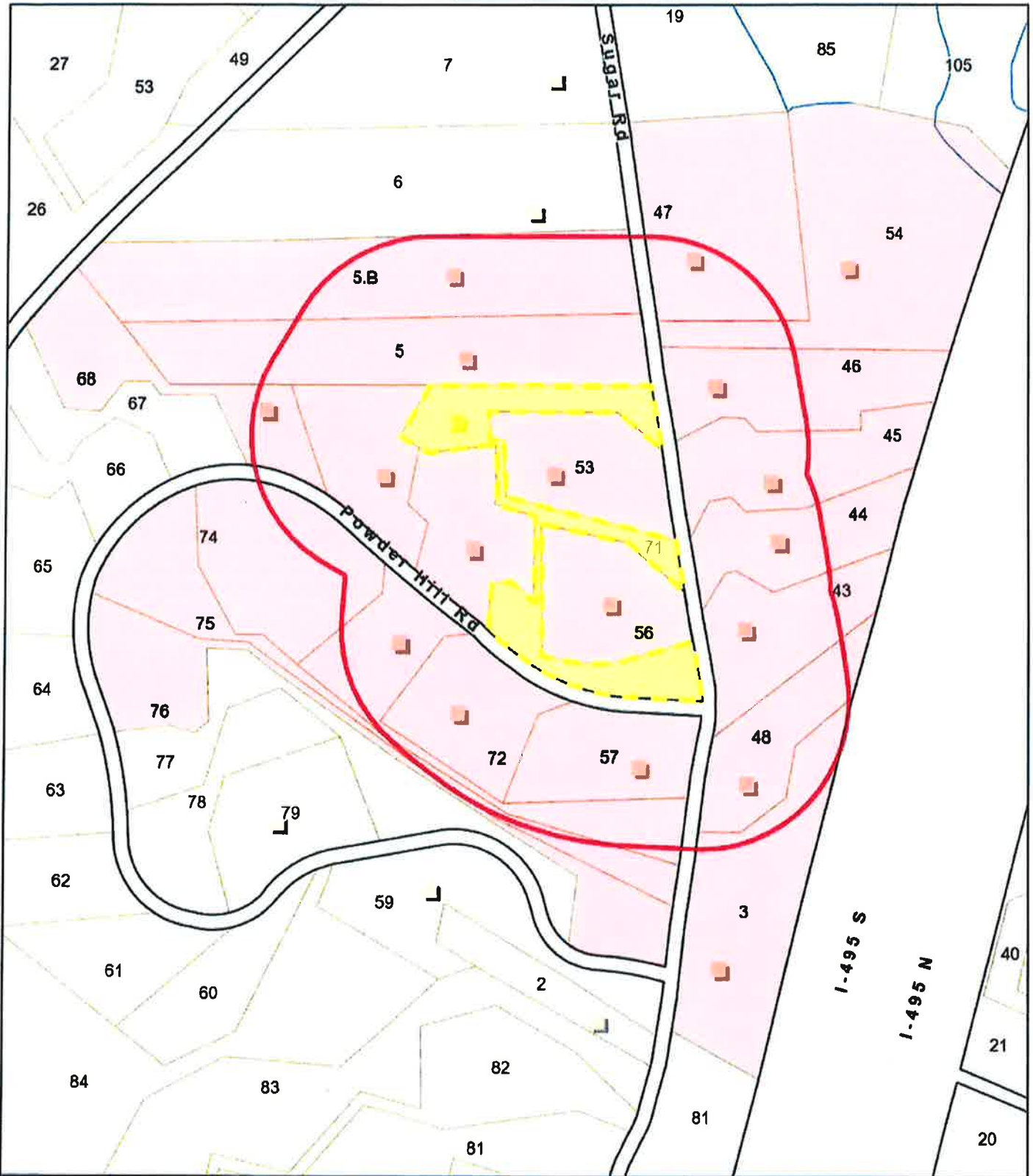
Bolton, MA

1 inch = 278 Feet



www.cai-tech.com

October 23, 2023



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.



SHEET 3

SHEET 4

NEW ENGLAND POWER COMPANY EASEMENT (250' WIDE)

NEW ENGLAND POWER COMPANY EASEMENT (250' WIDE)

OLD TOWN HOUSE ROAD (discontinued)

POWDER HILL ROAD

Dorothy Deanehart

Henry P. and Gail B. Amabile

Ben and Dorothy Sorliaga

n/y Judith Wheeler

SHEET 3

SHEET 4

SHEET 2

SHEET 5

E. H. Plante

Dorothy Deanehart

Dorothy Deanehart

Dorothy Deanehart

LOT 6 101,628 SQ. FT. 2.34 ACRES

LOT 5 68,078 SQ. FT. 1.56 ACRES

LOT 7 66,368 SQ. FT. 1.52 ACRES

LOT 8 87,850 SQ. FT. 2.02 ACRES

LOT 9 161,976 SQ. FT. 3.72 ACRES

LOT 10 104,208 SQ. FT. 2.39 ACRES

LOT 11 76,337 SQ. FT. 1.75 ACRES

LOT 12 74,568 SQ. FT. 1.71 ACRES

LOT 13 71,976 SQ. FT. 1.65 ACRES

LOT 14 85,500 SQ. FT. 1.95 ACRES

LOT 15 65,500 SQ. FT. 1.50 ACRES

LOT 16 65,500 SQ. FT. 1.50 ACRES

LOT 17 65,500 SQ. FT. 1.50 ACRES

LOT 18 65,500 SQ. FT. 1.50 ACRES

LOT 19 93,998 SQ. FT. 2.16 ACRES

LOT 20 69,666 SQ. FT. 1.60 ACRES

LOT 21 67,152 SQ. FT. 1.54 ACRES

LOT 22 65,238 SQ. FT. 1.49 ACRES

LOT 23 87,207 SQ. FT. 2.00 ACRES

LOT 24 65,500 SQ. FT. 1.50 ACRES

LOT 25 65,516 SQ. FT. 1.50 ACRES

LOT 26 65,516 SQ. FT. 1.50 ACRES

LOT 27 65,516 SQ. FT. 1.50 ACRES

LOT 28 65,516 SQ. FT. 1.50 ACRES

LOT 29 65,516 SQ. FT. 1.50 ACRES

LOT 30 65,516 SQ. FT. 1.50 ACRES

LOT 31 65,516 SQ. FT. 1.50 ACRES

LOT 32 65,516 SQ. FT. 1.50 ACRES

LOT 33 65,516 SQ. FT. 1.50 ACRES

LOT 34 65,516 SQ. FT. 1.50 ACRES

LOT 35 65,516 SQ. FT. 1.50 ACRES

LOT 36 65,516 SQ. FT. 1.50 ACRES

LOT 37 65,516 SQ. FT. 1.50 ACRES

LOT 38 65,516 SQ. FT. 1.50 ACRES

LOT 39 65,516 SQ. FT. 1.50 ACRES

LOT 40 65,516 SQ. FT. 1.50 ACRES

LOT 41 65,516 SQ. FT. 1.50 ACRES

LOT 42 65,516 SQ. FT. 1.50 ACRES

LOT 43 65,516 SQ. FT. 1.50 ACRES

LOT 44 65,516 SQ. FT. 1.50 ACRES

LOT 45 65,516 SQ. FT. 1.50 ACRES

LOT 46 65,516 SQ. FT. 1.50 ACRES

LOT 47 65,516 SQ. FT. 1.50 ACRES

LOT 48 65,516 SQ. FT. 1.50 ACRES

LOT 49 65,516 SQ. FT. 1.50 ACRES

LOT 50 65,516 SQ. FT. 1.50 ACRES

CONDITIONS OF APPROVAL

- 1) Tree planting may be required by the planning board prior to the acceptance of the street As Built Plan. Additional tree planting amounts shall not exceed the quantity required by the Bolton Subdivision Regulations (Section 6254).
- 2) Runoff control measures such as retention, infiltration or diversion shall be implemented to limit to predevelopment rates the runoff from Lot 16 toward the north and east.

STEVEN M. GARDNER
 6/10/95
 6/10/95

MARK J. SOLLIER
 6/10/95
 6/10/95

I CERTIFY THAT THE PREPARATION OF THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS DATED JANUARY 12, 1988.

STEVEN M. GARDNER 6/10/95
 PROFESSIONAL LAND SURVEYOR DATE

I HEREBY CERTIFY THAT NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF NOTICE FROM THE PLANNING BOARD OF THE APPROVAL OF THIS PLAN.

ROSEY C. CLARKE 6/10/95
 TOWN CLERK DATE

APPROVAL UNDER SUBDIVISION CONTROL LAW IS REQUIRED

BOLTON PLANNING BOARD

Mark J. Sollier
 June 10, 1995

DATE: 24-MAY-1995

RECORD OWNER:
 BRADFORD E. PLANT, TRUSTEE
 SUGAR MILL REALTY TRUST
 P.O. BOX 387
 BOLTON, MASS. 01740

APPLICANT:
 SUGAR MILL REALTY TRUST
 P.O. BOX 387
 BOLTON, MASS. 01740

ZONING DISTRICT: RESIDENTIAL

ASSESSORS MAP: 5-D PARCEL: 4

DEED REFERENCE: RECORDED AT THE WORCESTER COUNTY DISTRICT REGISTRY OF DEEDS, BOOK 1634, PAGE 76.

DEFINITIVE SUBDIVISION PLAN
 "SUGAR MILL"
 KEY PLAN
 BOLTON, MASS.

SCALE:
 1" = 80' HORIZONTAL

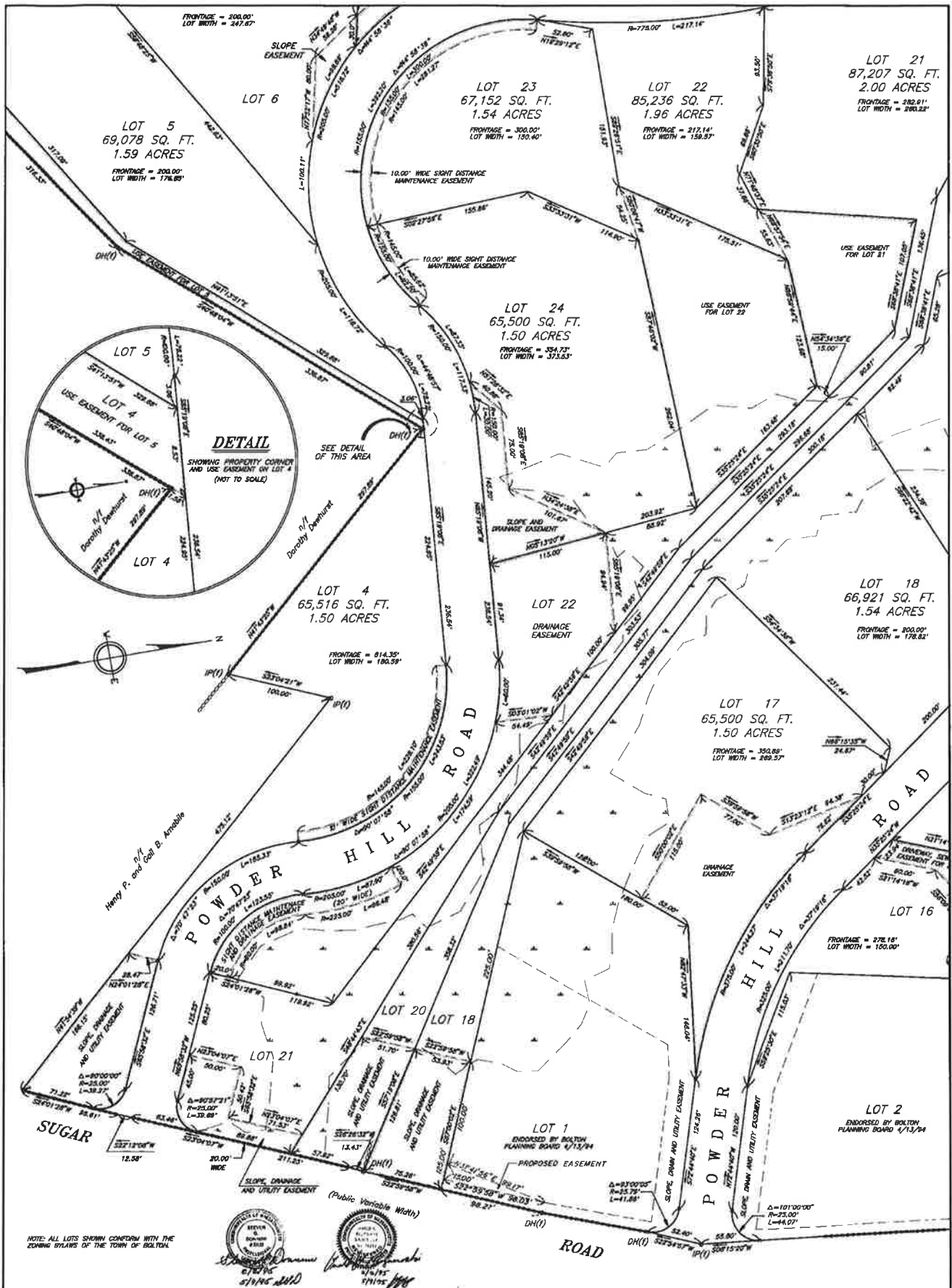
PLAN DATE: FEBRUARY 2, 1995
 REV. DATE: MAY 9, 1995

1092 MAIN STREET, P.O. BOX 427, BOLTON, MA, 01740

0 40 80 160 320

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694-35-03
 9
 45
 15
 42000



NOTE: ALL LOTS SHOWN CONFORM WITH THE ZONING BYLAWS OF THE TOWN OF BOLTON.




SHEET 2 OF 15 2392

I CERTIFY THAT THE PREPARATION OF THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTERERS OF DEEDS DATED JANUARY 12, 1988.
Michael H. Deane 5/19/95
 PROFESSIONAL LAND SURVEYOR DATE

I HEREBY CERTIFY THAT NO NOTICE OF APPEAL WAS RECEIVED DURING THE THIRTY DAYS NEXT AFTER RECEIPT AND RECORDING OF NOTICE FROM THE PLANNING BOARD OF THE APPROVAL OF THIS PLAN.
Anthony C. Curran 5/19/95
 TOWN CLERK DATE

APPROVAL UNDER SUBDIVISION CONTROL LAW IS REQUIRED
 - BOLTON PLANNING BOARD -
Mark J. Sullivan
John J. Sullivan
 DATE: 24-MAY-1995

RECORD OWNER:
 BRADFORD E. PLANTE TRUSTEE
 SUGAR MILL REALTY TRUST
 P.O. BOX 387
 BOLTON, MASS. 01740

APPLICANT:
 SUGAR MILL REALTY TRUST
 P.O. BOX 387
 BOLTON, MASS. 01740

ZONING DISTRICT: RESIDENTIAL
 ASSESSORS MAP: S-D PARCEL: #

DEED REFERENCES: RECORDED AT THE WORCESTER COUNTY DISTRICT REGISTRY OF DEEDS: BOOK 16034, PAGE 76

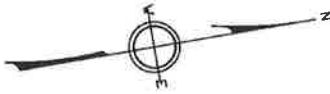
DEFINITIVE SUBDIVISION PLAN
"SUGAR MILL"
LOT LAYOUT
BOLTON, MASS.

SCALE: 1" = 40' HORIZONTAL
 PLAN DATE: FEBRUARY 2, 1995
 REV. DATE: MAY 9, 1995

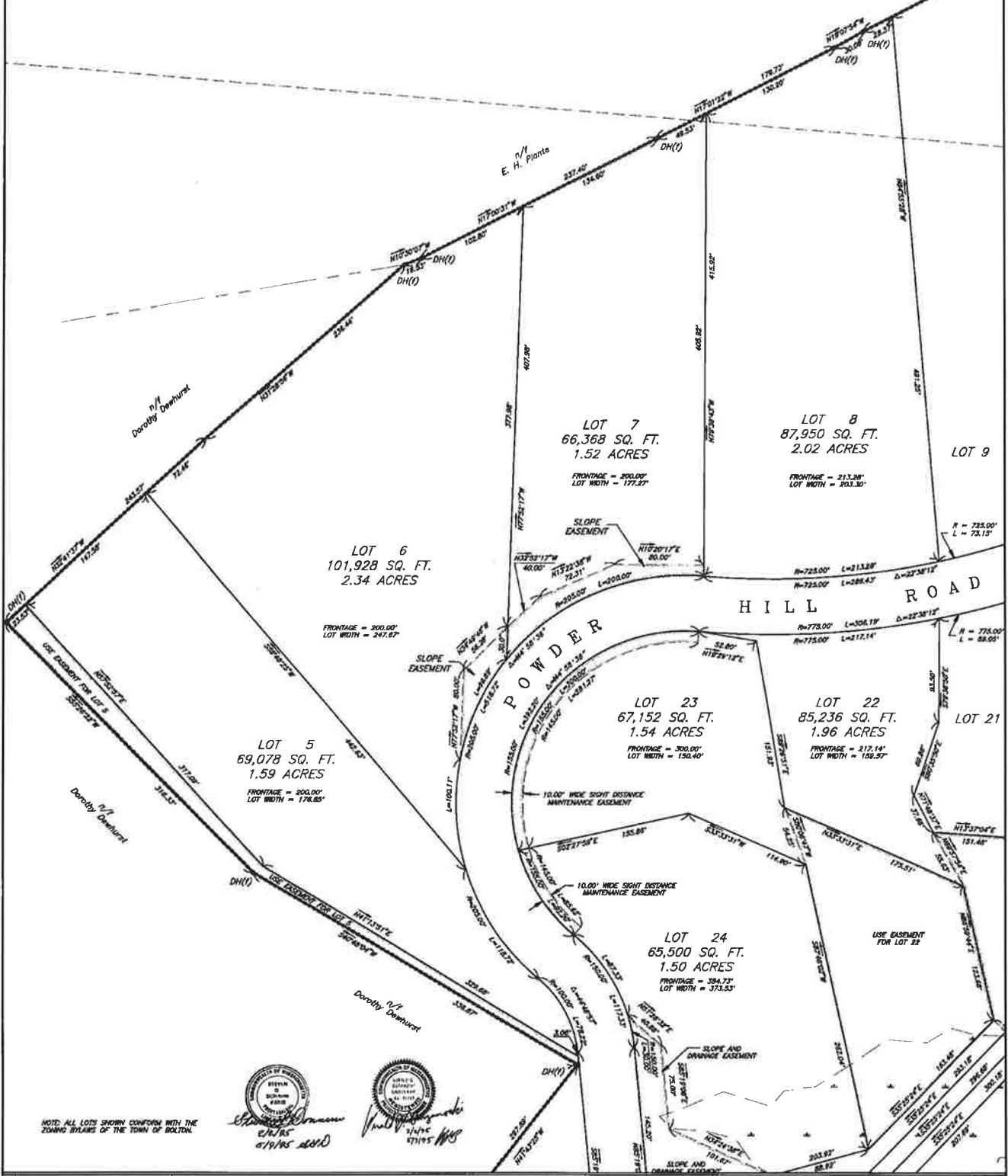
L. J. DUCHARME ASSOCIATES, INC.
 1092 MAIN STREET, P.O. BOX 427, BOLTON, MA. 01740

40 0 40 80 160 FEET

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NEW ENGLAND POWER COMPANY EASEMENT (250' WIDE)



NOTE: ALL LOTS SHOWN CONFORM WITH THE ZONING BYLAWS OF THE TOWN OF BOLTON.

William H. Dorman
2/11/95
PROFESSIONAL LAND SURVEYOR

Mark J. Salvo
2/11/95
BOLTON PLANNING BOARD

Robert J. ...
2/11/95
TOWN CLERK

I CERTIFY THAT THE PREPARATION OF THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS DATED JANUARY 12, 1968.

William H. Dorman 2/11/95
PROFESSIONAL LAND SURVEYOR DATE

I HEREBY CERTIFY THAT NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF NOTICE FROM THE PLANNING BOARD OF THE APPROVAL OF THIS PLAN.

Robert J. ... 2/11/95
TOWN CLERK DATE

APPROVAL UNDER SUPERVISION CONTROL LAW IS REQUIRED

~ BOLTON PLANNING BOARD ~

Mark J. Salvo
Robert J. ...
DATE: 02-11-1995

RECORD OWNER:
BRADFORD F. PLANTS, TRUSTEE
SUGAR MILL REALTY TRUST
P.O. BOX 387
BOLTON, MASS. 01740

APPLICANT:
SUGAR MILL REALTY TRUST
P.O. BOX 387
BOLTON, MASS. 01740

ZONING DISTRICT: RESIDENTIAL
ASSESSORS MAP: S-D PARCEL: 4

DEED REFERENCED RECORDED AT THE WORCESTER COUNTY DISTRICT REGISTRY OF DEEDS: BOOK 1853A, PAGE 78

DEFINITIVE SUBDIVISION PLAN
"SUGAR MILL"
LOT LAYOUT
BOLTON, MASS.

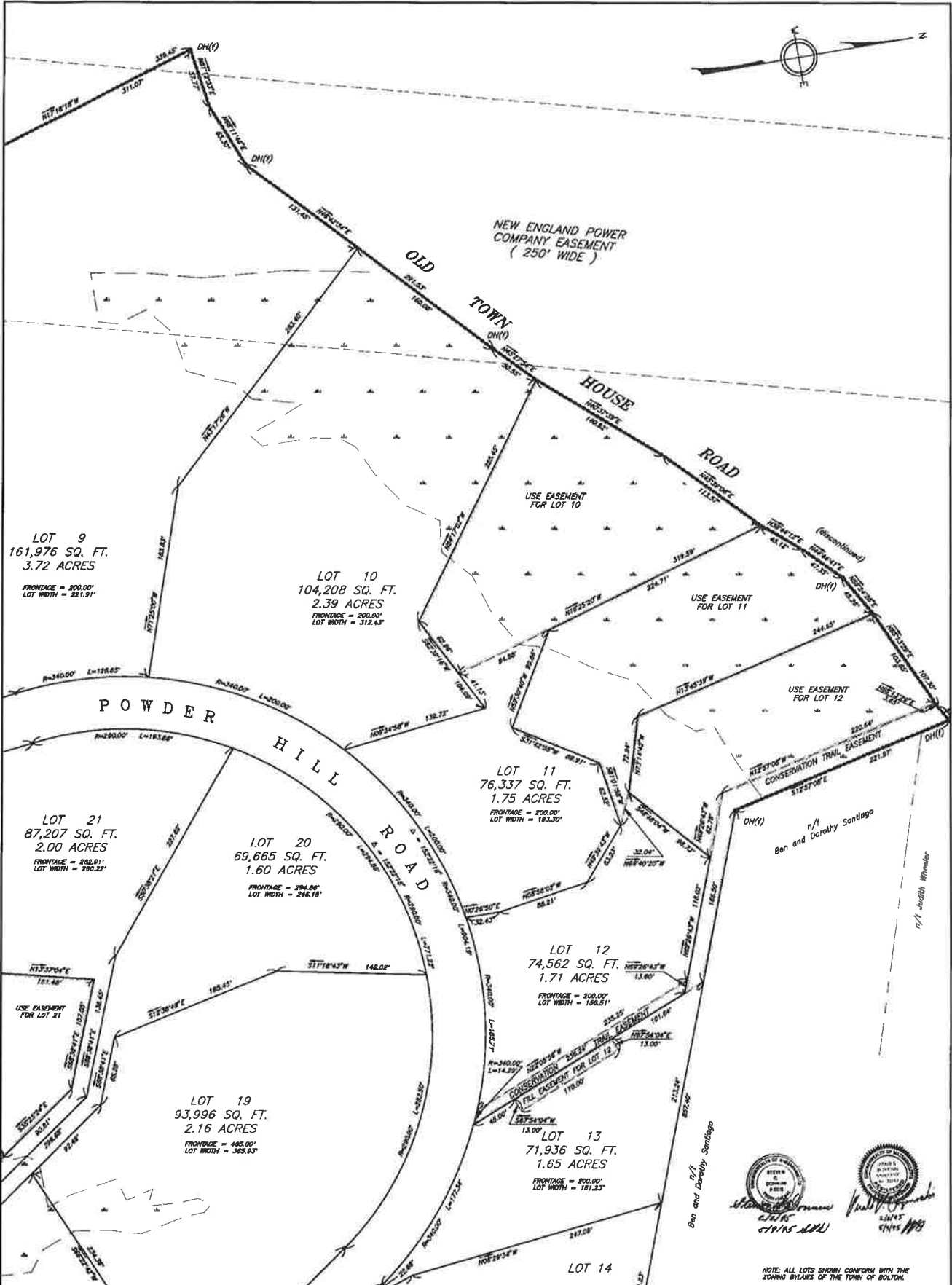
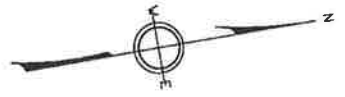
SCALE: 1" = 40' HORIZONTAL
PLAN DATE: FEBRUARY 2, 1995
REV. DATE: MAY 9, 1995

L. J. DUCHARME ASSOCIATES, INC.
1092 MAIN STREET, P.O. BOX 427, BOLTON, MA, 01740

40 0 20 40 80 160 (FEET)

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SHEET 3 OF 15
2392



I CERTIFY THAT THE PREPARATION OF THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTERERS OF DEEDS DATED JANUARY 12, 1988.

Thomas H. Downum 2/1/95
PROFESSIONAL LAND SURVEYOR DATE

I HEREBY CERTIFY THAT NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER RECEPT AND RECORDING OF NOTICE FROM THE PLANNING BOARD OF THE APPROVAL OF THIS PLAN.

Robert C. Casanova 2/13/95
TOWN CLERK DATE

APPROVAL UNDER SUBDIVISION CONTROL LAW IS REQUIRED

BOLTON PLANNING BOARD

Mark J. Sullivan
John J. Kelly
John J. Kelly

DATE: 24 - MAY - 1995

RECORD OWNER:
BRADFORD E. PLANTÉ, TRUSTEE
SUGAR MILL REALTY TRUST
P.O. BOX 387
BOLTON, MASS. 01740

APPLICANT:
SUGAR MILL REALTY TRUST
P.O. BOX 387
BOLTON, MASS. 01740

ZONING DISTRICT: RESIDENTIAL
ASSESSORS MAP: S-D PARCELS: 4

DEED REFERENCE: RECORDED AT THE WORCESTER COUNTY DISTRICT REGISTRY OF DEEDS, BOOK 1652A, PAGE 76.

DEFINITIVE SUBDIVISION PLAN
"SUGAR MILL"
LOT LAYOUT
BOLTON, MASS.

SCALE:
1" = 40' HORIZONTAL

PLAN DATE: FEBRUARY 2, 1995
REV. DATE: MAY 5, 1995

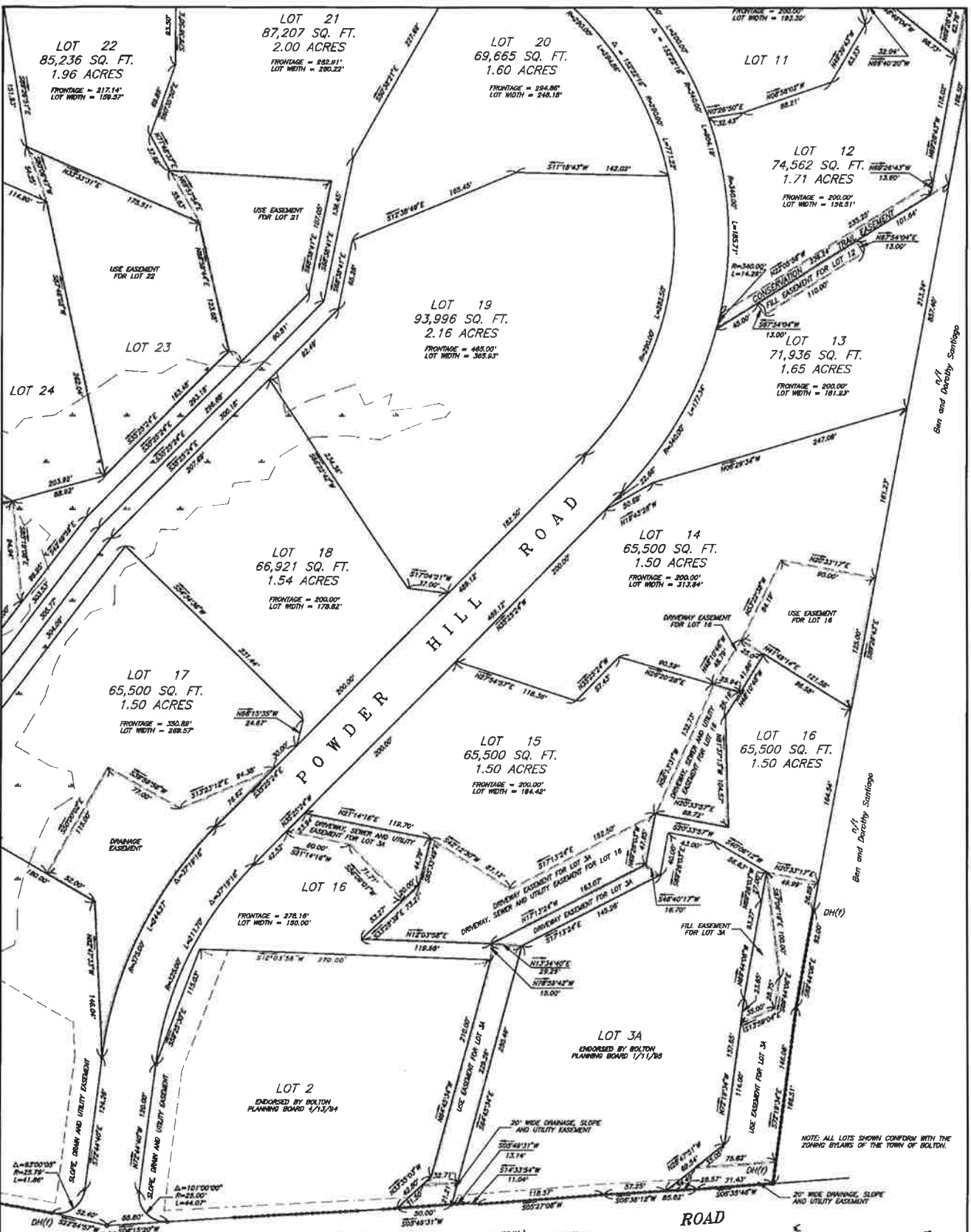
L. J. DUCHARME ASSOCIATES, INC.
1092 MAIN STREET, P.O. BOX 427, BOLTON, MA, 01740

43 0 50 100 150 (FEET)

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NOTE: ALL LOTS SHOWN CONFORM WITH THE ZONING BYLAWS OF THE TOWN OF BOLTON.



SUGAR ROAD (Public Variable Width)

POWDER HILL ROAD

LOT 2
ENDORSED BY BOLTON PLANNING BOARD 1/13/94

LOT 3A
ENDORSED BY BOLTON PLANNING BOARD 1/11/93

LOT 18
66,921 SQ. FT.
1.54 ACRES
FRONTAGE = 200.00'
LOT WIDTH = 178.82'

LOT 17
65,500 SQ. FT.
1.50 ACRES
FRONTAGE = 350.88'
LOT WIDTH = 288.57'

LOT 16
65,500 SQ. FT.
1.50 ACRES
FRONTAGE = 278.18'
LOT WIDTH = 150.00'

LOT 15
65,500 SQ. FT.
1.50 ACRES
FRONTAGE = 200.00'
LOT WIDTH = 184.42'

LOT 14
65,500 SQ. FT.
1.50 ACRES
FRONTAGE = 200.00'
LOT WIDTH = 312.64'

LOT 13
71,936 SQ. FT.
1.65 ACRES
FRONTAGE = 200.00'
LOT WIDTH = 181.83'

LOT 12
74,562 SQ. FT.
1.71 ACRES
FRONTAGE = 200.00'
LOT WIDTH = 156.31'

LOT 20
69,665 SQ. FT.
1.60 ACRES
FRONTAGE = 294.88'
LOT WIDTH = 248.18'

LOT 21
87,207 SQ. FT.
2.00 ACRES
FRONTAGE = 382.91'
LOT WIDTH = 280.22'

LOT 22
85,236 SQ. FT.
1.96 ACRES
FRONTAGE = 217.14'
LOT WIDTH = 159.27'

LOT 23

LOT 24

LOT 11

LOT 19
93,996 SQ. FT.
2.16 ACRES
FRONTAGE = 485.00'
LOT WIDTH = 363.23'

LOT 10

LOT 9

LOT 8

LOT 7

LOT 6

LOT 5

LOT 4

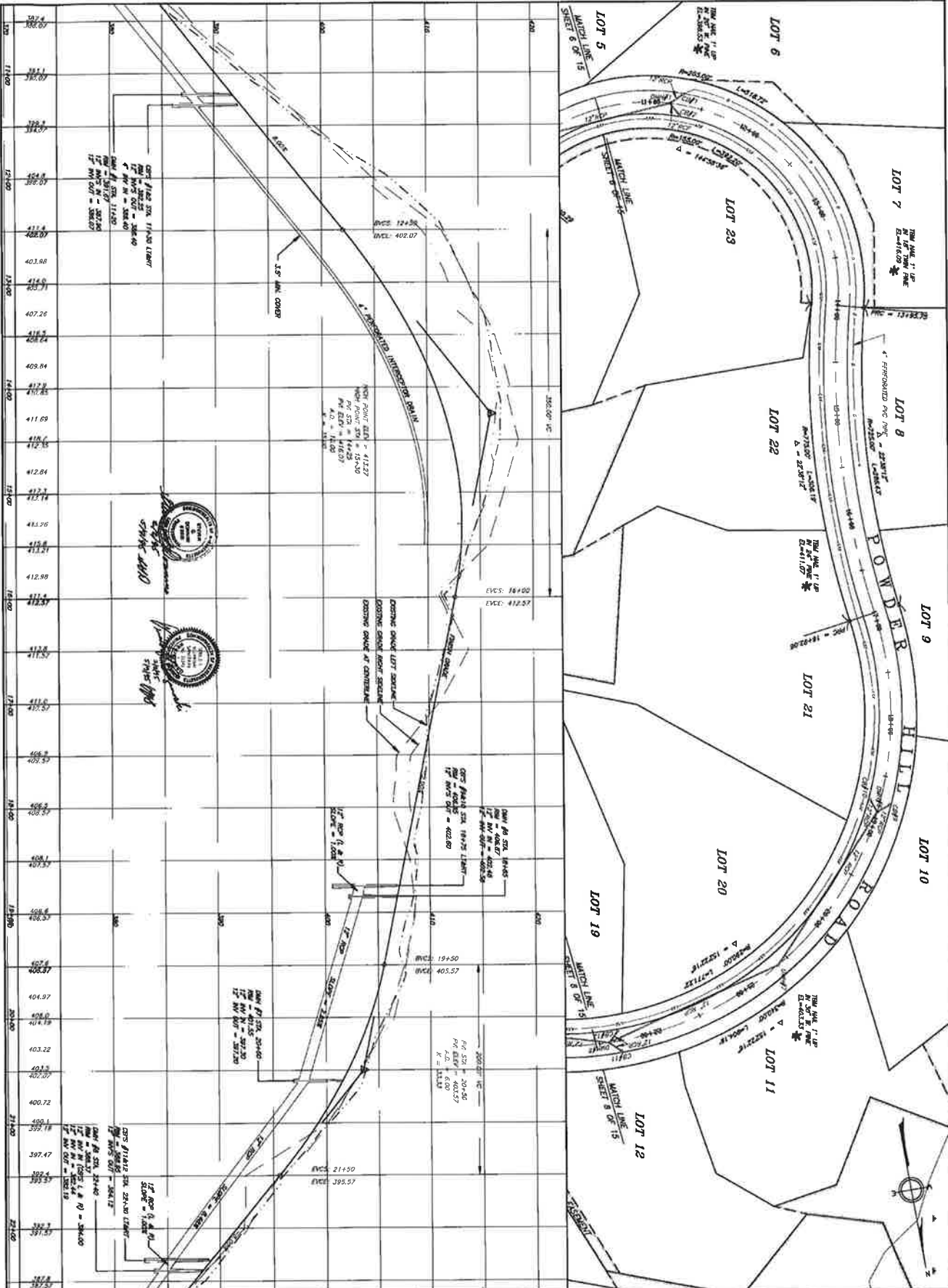
LOT 3

LOT 2

LOT 1

NOTE: ALL LOTS SHOWN CONFORM WITH THE ZONING BYLAWS OF THE TOWN OF BOLTON.

<p>I CERTIFY THAT THE PREPARATION OF THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS DATED JANUARY 12, 1988.</p> <p><i>Thomas L. Dorman</i> 2/16/95 PROFESSIONAL LAND SURVEYOR DATE</p> <p>I HEREBY CERTIFY THAT NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF NOTICE FROM THE PLANNING BOARD OF THE APPROVAL OF THIS PLAN.</p> <p><i>John C. Casanova</i> 1/13/95 TOWN CLERK DATE</p>	<p>APPROVAL UNDER SUBDIVISION CONTROL LAW IS REQUIRED.</p> <p>~ BOLTON PLANNING BOARD ~</p> <p><i>Mark J. Sullivan</i> <i>Robert J. Sullivan</i></p> <p>DATE: 24-MAY-1995</p>	<p>RECORD OWNER: BRADFORD E. PLANTE, TRUSTEE SUGAR MILL REALTY TRUST P.O. BOX 287 BOLTON, MASS. 01740</p> <p>APPLICANT: SUGAR MILL REALTY TRUST P.O. BOX 307 BOLTON, MASS. 01740</p> <p>ZONING DISTRICT: RESIDENTIAL</p> <p>ASSESSORS MAP: 5-D PARCEL: 4</p> <p>DEED REFERENCES: RECORDED AT THE WORCESTER COUNTY DISTRICT REGISTRY OF DEEDS: BOOK 1634, PAGE 76.</p>	<p>DEFINITIVE SUBDIVISION PLAN "SUGAR MILL" LOT LAYOUT BOLTON, MASS.</p> <p>SCALE: 1" = 40' HORIZONTAL PLAN DATE: FEBRUARY 2, 1995 REV. DATE: MAY 3, 1995</p> <p>L. J. DUCHARME ASSOCIATES, INC. 1092 MAIN STREET, P.O. BOX 427, BOLTON, MA, 01740</p> <p>10 0 20 40 80 160 (FEET)</p> <p>COPYRIGHT L.J. DUCHARME ASSOCIATES, INC. 1995 2392</p>
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I CERTIFY THAT THE PREPARATION OF THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS DATED JANUARY 12, 1988.

Thomas H. Dorman 6/18/95
 PROFESSIONAL LAND SURVEYOR DATE

I HEREBY CERTIFY THAT NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF NOTICE FROM THE PLANNING BOARD OF THE APPROVAL OF THIS PLAN.

Debra C. Cannon 6/18/95
 TOWN CLERK DATE

APPROVAL UNDER SUPERVISION CONTROL LAW IS REQUIRED

BOLTON PLANNING BOARD

Mark J. Sullivan
Paul A. Hara
Michael Kern

RECORD OWNER:
 BRIMFORD E. PLANT, TRUSTEE
 SUGAR MILL REALTY TRUST
 P.O. BOX 387
 BOLTON, MASS. 01740

APPLICANT:
 SUGAR MILL REALTY TRUST
 P.O. BOX 387
 BOLTON, MASS. 01740

ZONING DISTRICT: RESIDENTIAL

ASSESSORS MAP: 8-D PARCEL: 4

DEED REFERENCED: RECORDED AT THE WORCESTER COUNTY DISTRICT REGISTERY OF DEEDS: BOOK 16334, PAGE 78.

DATE: 24-MAY-1995

DEFINITIVE SUBDIVISION PLAN
 "SUGAR MILL"
 PLAN AND PROFILE
 BOLTON, MASS.

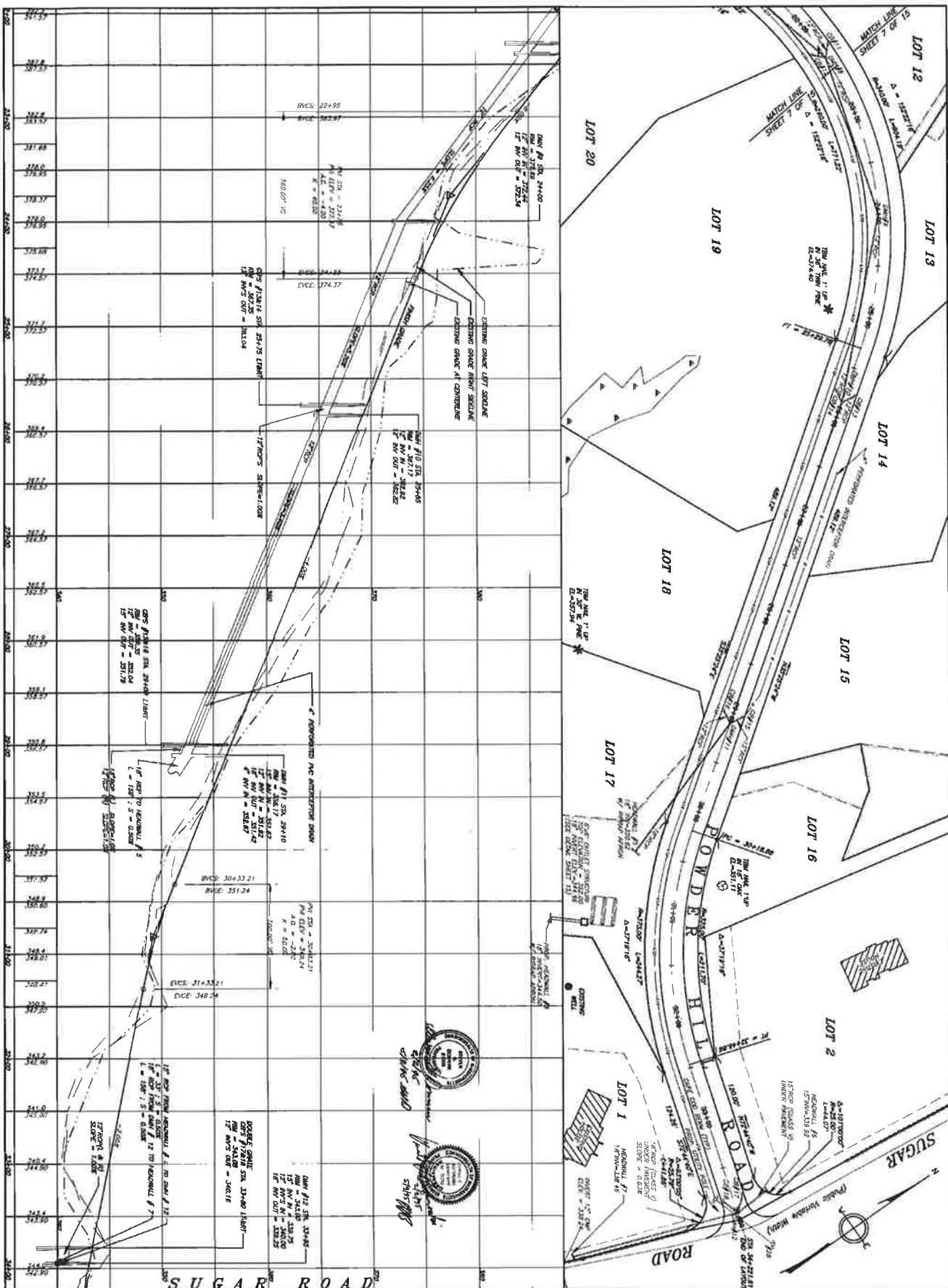
SCALE:
 1" = 40' HORIZONTAL
 1" = 4' VERTICAL

PLAN DATE: FEBRUARY 2, 1995
 REV. DATE: MAY 3, 1995

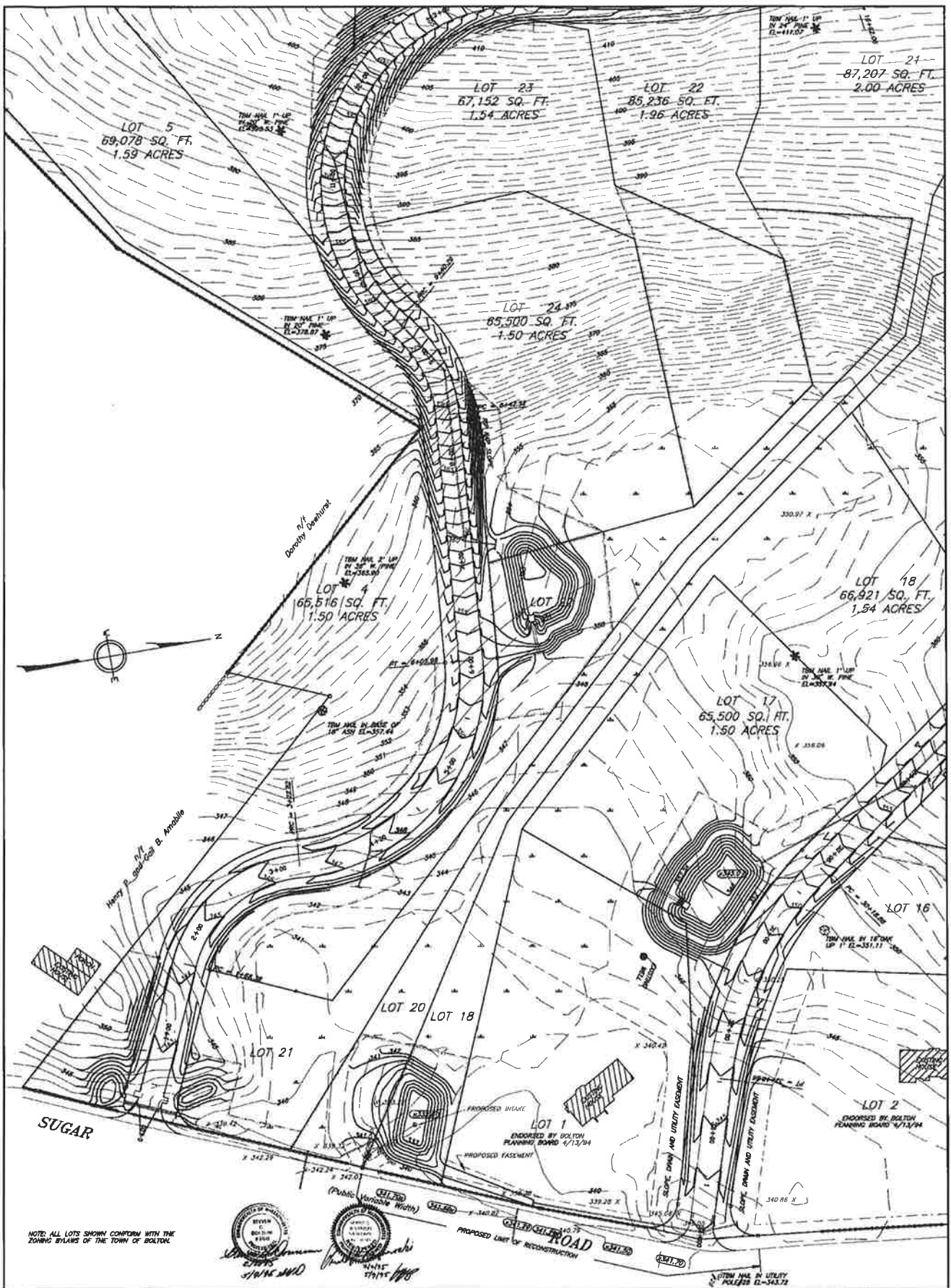
L. J. DUCHARME ASSOCIATES, INC.
 1092 MAIN STREET, P.O. BOX 427, BOLTON, MA, 01740

40 0 20 40 80 160 (FEET)

COPYRIGHT L.J. DUCHARME ASSOCIATES, INC. 1995 2,392



<p>I HEREBY CERTIFY THAT THE PREPARATION OF THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS DATED JANUARY 12, 1986.</p> <p><i>Thomas J. Duggan</i> 5/12/95 PROFESSIONAL LAND SURVEYOR</p> <p>I HEREBY CERTIFY THAT NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF NOTICE FROM THE PLANNING BOARD OF THE APPROVAL OF THIS PLAN.</p> <p><i>Glenn C. Casano</i> 6/13/95 TOWN CLERK</p>	<p>APPROVAL UNDER SUBMISSION CONTROL LAW IS REQUIRED</p> <p>BOLTON PLANNING BOARD</p> <p><i>Mark J. Sullivan</i> <i>Paul A. Moore</i> <i>John P. ...</i></p> <p>DATE: 24 - MAY - 1995</p>	<p>RECORD OWNER:</p> <p>BRADFORD E. PLANTÉ TRUSTEE SUGAR MILL REALTY TRUST P.O. BOX 387 BOLTON, MASS. 01740</p> <p>APPLICANT:</p> <p>SUGAR MILL REALTY TRUST P.O. BOX 387 BOLTON, MASS. 01740</p> <p>ZONING DISTRICT: RESIDENTIAL</p> <p>ASSESSORS MAP: S-D PARCELS: 4</p> <p>DEED REFERENCE: RECORDED AT THE WORCESTER COUNTY DISTRICT REGISTER OF DEEDS: BOOK 16834, PAGE 70.</p>	<p>DEFINITIVE SUBDIVISION PLAN "SUGAR MILL" PLAN AND PROFILE BOLTON, MASS.</p> <p>SCALE: 1" = 40' HORIZONTAL 1" = 4' VERTICAL</p> <p>PLAN DATE: FEBRUARY 2, 1995 REV. DATE: MAY 9, 1995</p> <p>L. J. DUCHARME ASSOCIATES, INC. 1092 MAIN STREET, P.O. BOX 427, BOLTON, MA, 01740</p> <p>40 80 120 160 (FEET)</p> <p>COPYRIGHT L.J. DUCHARME ASSOCIATES, INC. 1995 2392</p>
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NOTE: ALL LOTS SHOWN CONFORM WITH THE ZONING BYLAWS OF THE TOWN OF BOLTON.

Thomas H. Deane 2/1/95
 PROFESSIONAL LAND SURVEYOR DATE

I CERTIFY THAT THE PREPARATION OF THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS DATED JANUARY 12, 1988.

Thomas H. Deane 2/1/95
 PROFESSIONAL LAND SURVEYOR DATE

I HEREBY CERTIFY THAT NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF NOTICE FROM THE PLANNING BOARD OF THE APPROVAL OF THIS PLAN.

G. C. Cullen 6/13/95
 TOWN CLERK DATE

APPROVAL UNDER SUBDIVISION CONTROL LAW IS REQUIRED

~ BOLTON PLANNING BOARD ~

[Signature]
 [Signature]
 [Signature]

DATE: 21-MAY-1995

RECORD OWNER:

BRADFORD E. PLANTE TRUSTEE
 SUGAR MILL REALTY TRUST
 P.O. BOX 307
 BOLTON, MASS. 01740

APPLICANT:

SUGAR MILL REALTY TRUST
 P.O. BOX 307
 BOLTON, MASS. 01740

ZONING DISTRICT: RESIDENTIAL

ASSESSORS MAP: 5-D PARCEL: 4

DEED REFERENCES: RECORDED AT THE WORCESTER COUNTY DISTRICT REGISTRY OF DEEDS: BOOK 18534, PAGE 78.

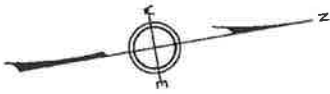
DEFINITIVE SUBDIVISION PLAN
 "SUGAR MILL"
 GRADING PLAN
 BOLTON, MASS.

SCALE: 1" = 40' HORIZONTAL PLAN DATE: FEBRUARY 2, 1995
 REV. DATE: MAY 3, 1995

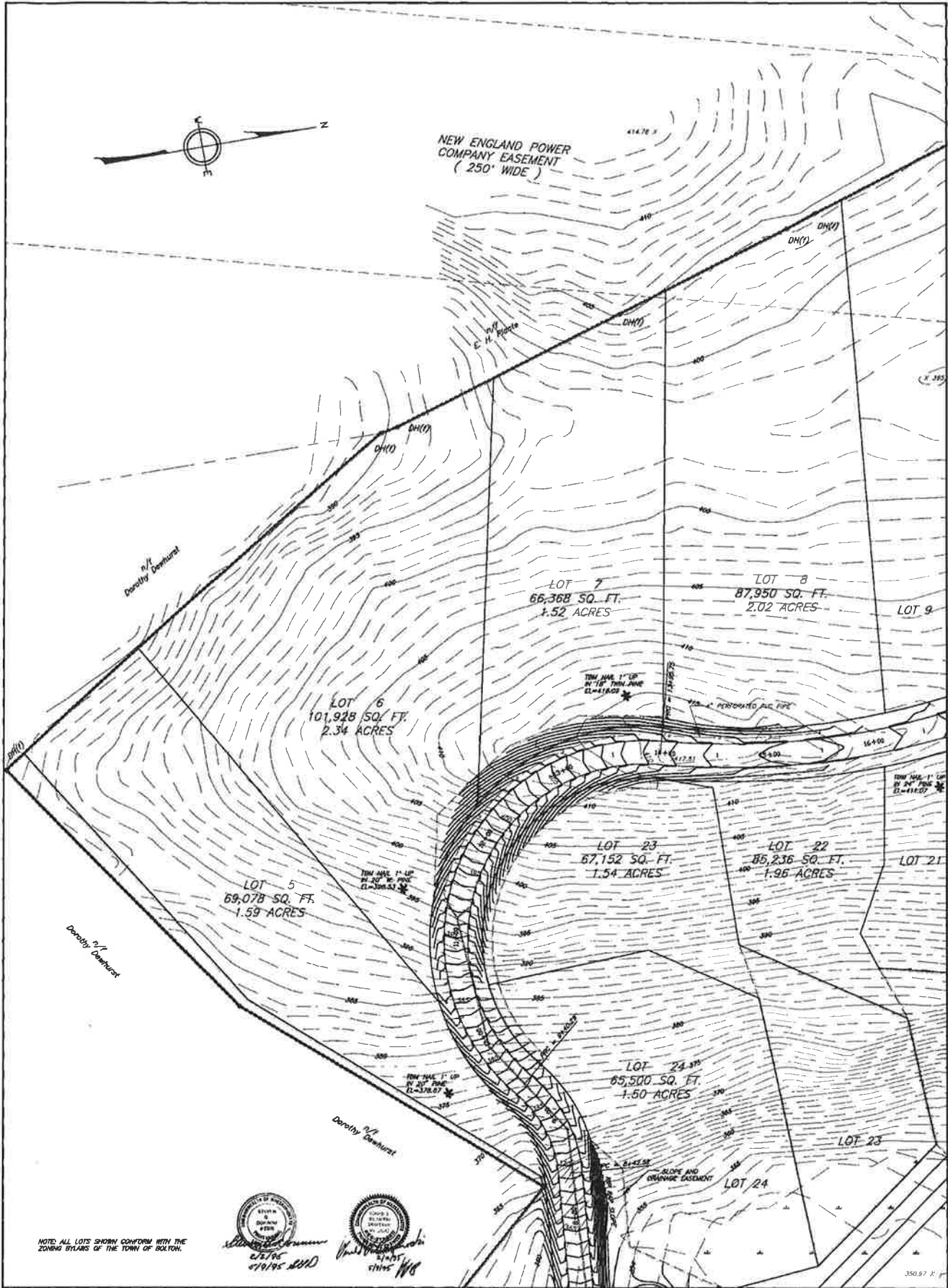
L. J. DUCHARME ASSOCIATES, INC.
 1092 MAIN STREET, P.O. BOX 427, BOLTON, MA, 01740

40 20 0 20 40 80 160 (1"=40')

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NEW ENGLAND POWER
COMPANY EASEMENT
(250' WIDE)



NOTE: ALL LOTS SHOWN CONFORM WITH THE ZONING BYLAWS OF THE TOWN OF BOLTON.



I CERTIFY THAT THE PREPARATION OF THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS DATED JANUARY 12, 1988.

James H. Dorman 6/18/95
PROFESSIONAL LAND SURVEYOR DATE

I HEREBY CERTIFY THAT NO NOTICE OF APPEAL HAS BEEN RECEIVED DURING THE THIRTY DAYS NEXT AFTER RECEIPT AND RECORDING OF NOTICE FROM THE PLANNING BOARD OF THE APPROVAL OF THIS PLAN.

Anthony C. Casanova 6/18/95
TOWN CLERK DATE

APPROVAL UNDER SUBORDINATION CONTROL LAW IS REQUIRED

BOLTON PLANNING BOARD

Mark J. Sullivan
Robert J. Hogan
John A. Smith

DATE: 24 - MAY - 95

RECORD OWNER:

BRADFORD E. PLANTÉ TRUSTEE
SUGAR MILL REALTY TRUST
P.O. BOX 387
BOLTON, MASS. 01740

APPLICANT:

SUGAR MILL REALTY TRUST
P.O. BOX 387
BOLTON, MASS. 01740

ZONING DISTRICT: RESIDENTIAL

ASSESSORS MAP: 5-D PARCEL: 4

DEED REFERENCES: RECORDED AT THE WORCESTER COUNTY DISTRICT REGISTRY OF DEEDS: BOOK 14834, PAGE 78.

DEFINITIVE SUBDIVISION PLAN
"SUGAR MILL"
GRADING PLAN
BOLTON, MASS.

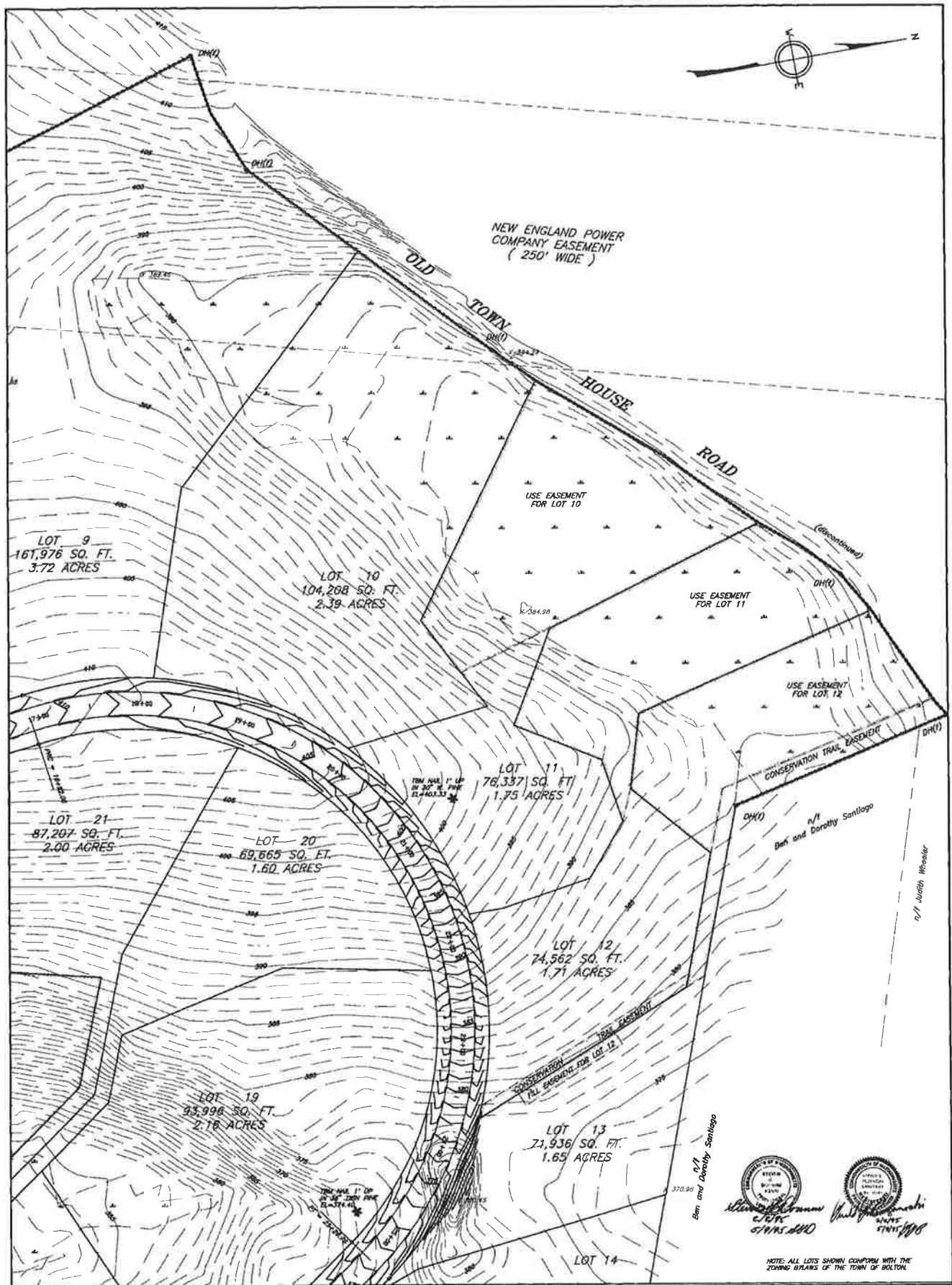
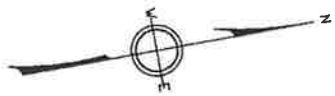
SCALE: 1" = 40' HORIZONTAL PLAN DATE: FEBRUARY 2, 1995
REV. DATE: MAY 9, 1995

L. J. DUCHARME ASSOCIATES, INC.
1092 MAIN STREET, P.O. BOX 427, BOLTON, MA, 01740

40 80 160 (FEET)

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SHEET 10 OF 15 2392



Ben and Dorothy Santoligo
 n/i Judith Wheeler

Ben and Dorothy Santoligo
 5/19/95

Ben and Dorothy Santoligo
 5/19/95

NOTE: ALL LOTS SHOWN CONFORM WITH THE ZONING BYLAWS OF THE TOWN OF BOLTON.

SHEET 11 OF 15

I CERTIFY THAT THE PREPARATION OF THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTERERS OF DEEDS DATED JANUARY 12, 1988.

Steven A. Dorman 2/2/95
 PROFESSIONAL LAND SURVEYOR DATE

I HEREBY CERTIFY THAT NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF NOTICE FROM THE PLANNING BOARD OF THE APPROVAL OF THIS PLAN.

Robert C. Cannon 1/18/95
 TOWN CLERK DATE

APPROVAL UNDER SUBDIVISION CONTROL LAW IS REQUIRED

BOLTON PLANNING BOARD

Mark J. Santoligo
John J. Santoligo
Robert C. Cannon

DATE: 24 - MAY - 1995

RECORD OWNER:
 WINDFORD E. PLANT, TRUSTEE
 SUGAR MILL REALTY TRUST
 P.O. BOX 387
 BOLTON, MASS. 01740

APPLICANT:
 SUGAR MILL REALTY TRUST
 P.O. BOX 387
 BOLTON, MASS. 01740

ZONING DISTRICT: RESIDENTIAL
 ASSESSORS MAP: S-D PARCEL: 4

DEED REFERENCE: RECORDED AT THE WORCESTER COUNTY DISTRICT REGISTER OF DEEDS: BOOK 1833A, PAGE 78

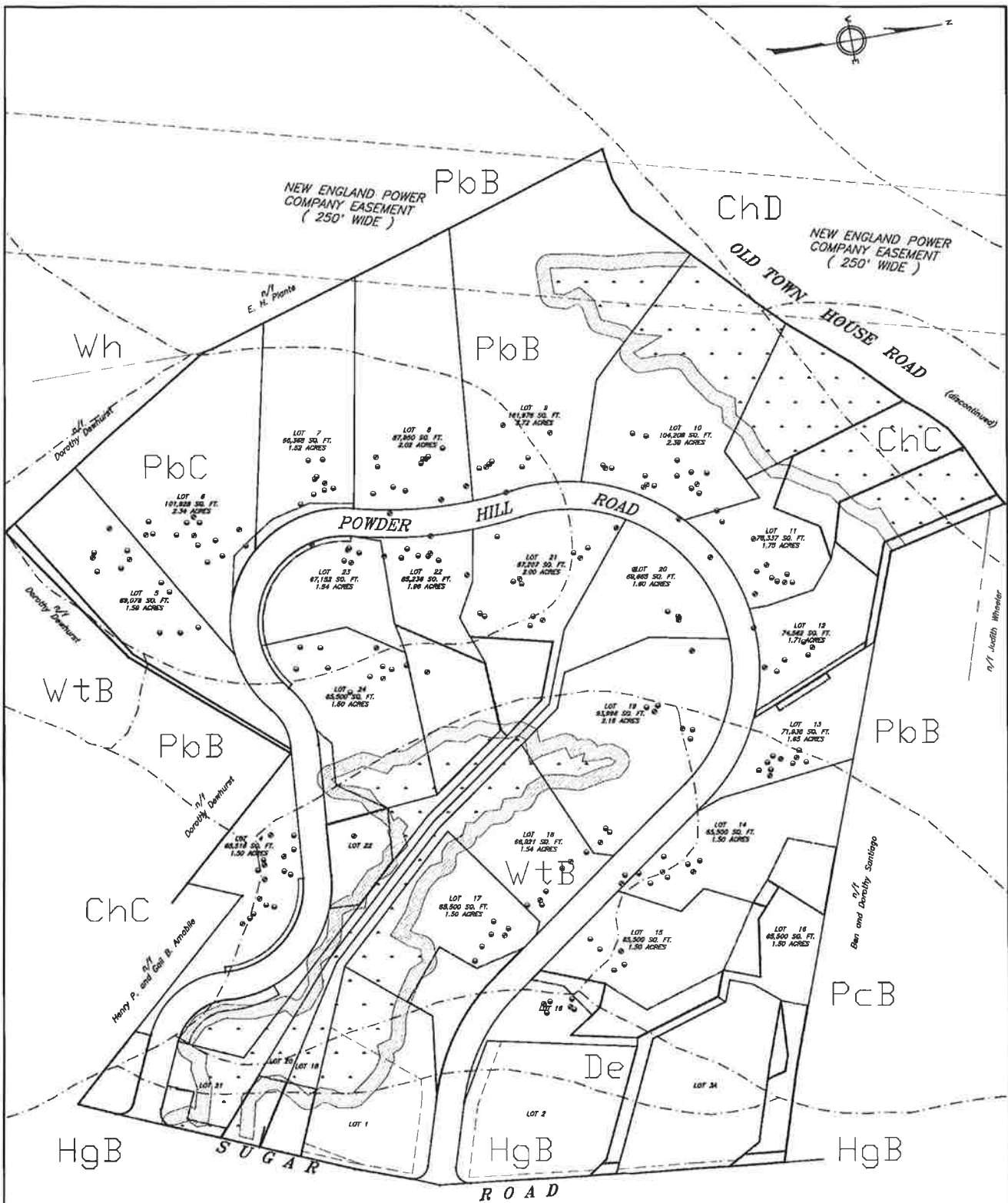
DEFINITIVE SUBDIVISION PLAN
 "SUGAR MILL"
 GRADING PLAN
 BOLTON, MASS.

SCALE: 1" = 40' HORIZONTAL
 PLAN DATE: FEBRUARY 2, 1995
 REV. DATE: MAY 8, 1995

L. J. DUCHARME ASSOCIATES, INC.
 1092 MAIN STREET, P.O. BOX 427, BOLTON, MA, 01740

40 0 20 40 80 160 (FEET)

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KEY TO SOIL TYPE ABBREVIATIONS HYDROLOGIC GROUP

ReB	Ridgbury fine sandy loam (3-8%) extremely stony	C
PoB	Paxton fine sandy loam (3-8%) very stony	C
PoC	Paxton fine sandy loam (8-15%) extremely stony	C
WoB	Woodbridge fine sandy loam (3-8%) very stony	C
WpB	Woodbridge fine sandy loam (5-8%)	C
WtB	Woodbridge fine sandy loam (0-8%) extremely stony	C
ChC	Chattfield Hills rock outcrop complex (8-15%)	B
ChD	Chattfield Hills rock outcrop complex (15-25%)	B
Hg	Hillman loam	D
HgB	Hillman sandy loam (3-8%)	A
De	Deerfield sandy loam	B

NOTE: Soil test data submitted as part of the soil survey report.



SHEET 13 OF 13 2392

I CERTIFY THAT THE PREPARATION OF THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTRARS OF DEEDS DATED JANUARY 12, 1988.

Thomas A. DeLuca 2/1/95
PROFESSIONAL LAND SURVEYOR DATE

I HEREBY CERTIFY THAT NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF NOTICE FROM THE PLANNING BOARD OF THE APPROVAL OF THIS PLAN.

William C. Curran 6/13/95
TOWN CLERK DATE

APPROVAL UNDER SUBMISSION CONTROL LAW IS REQUIRED

BOLTON PLANNING BOARD

Mark J. Sullivan
Richard J. Curran
Carl M. Smith

DATE: 27-MAY-1995

RECORD OWNER:
WINDFORD E. PLANT, TRUSTEE
SUGAR MILL REALTY TRUST
P.O. BOX 307
BOLTON, MASS. 01740

APPLICANT:
SUGAR MILL REALTY TRUST
P.O. BOX 307
BOLTON, MASS. 01740

TOWN DISTRICT: RESIDENTIAL
ASSESSORS MAP: 5-D PARCEL: 4

DEED REFERENCE: RECORDED AT THE WORCESTER COUNTY DISTRICT REGISTRY OF DEEDS: BOOK 1824, PAGE 78

DEFINITIVE SUBDIVISION PLAN
"SUGAR MILL"
SOIL SURVEY PLAN
BOLTON, MASS.

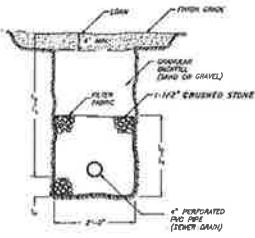
SCALE:
1" = 80' HORIZONTAL

PLAN DATE: FEBRUARY 2, 1995
REV. DATE: MAY 9, 1995

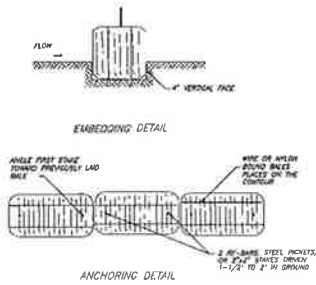
L. J. DUCHARME ASSOCIATES, INC.
1092 MAIN STREET, P.O. BOX 427, BOLTON, MA, 01740

0 40 80 160 320 FEET

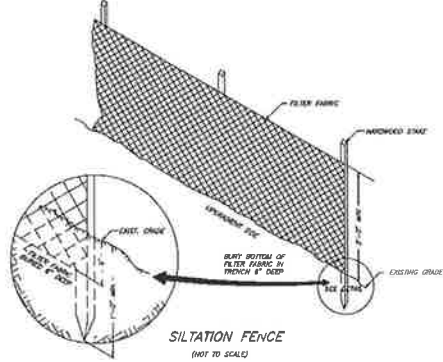
COPYRIGHT L.J. DUCHARME ASSOCIATES, INC. 1995 2392



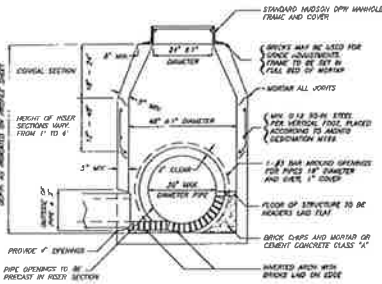
INTERCEPTOR DRAIN
(NOT TO SCALE)



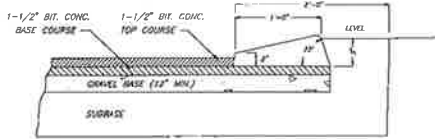
STRAW BALE DIKE
(NO SCALE)



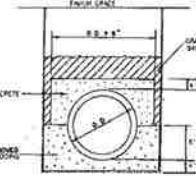
SILTATION FENCE
(NOT TO SCALE)



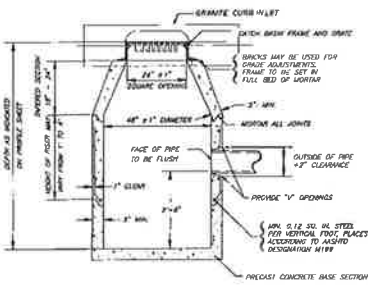
PRECAST CONCRETE DRAIN MANHOLE
(NO SCALE)



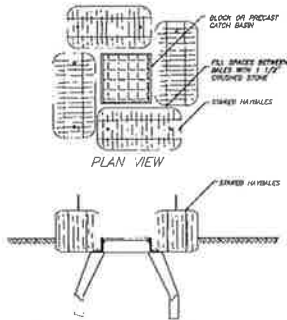
BITUMINOUS CONCRETE CURB
CAPE COD BERM
(NOT TO SCALE)



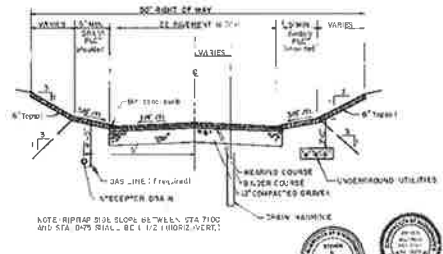
CONCRETE ARCH PROTECTION
DETAIL
(NO SCALE)



PRECAST CONCRETE CATCH BASIN
(NOT TO SCALE)



CATCH BASIN SEDIMENT TRAP
(NO SCALE)



TYPICAL ROADWAY CROSS SECTION
(NOT TO SCALE)

DEFINITIVE SUBDIVISION PLAN
"SUGAR MILL"
DETAILS
BOLTON, MASS.

RECORD OWNER:
BROADBENT C. JAVIER, INC.
APPLICANT:
L. J. DUCHARME ASSOCIATES, INC.
1583 MAIN STREET, P.O. BOX 437, BOLTON, MA, 01545

APPROVAL UNDER SUBDIVISION CONTROL LAY TO RECORD
DATE: 11/15/95
BY: [Signature]

DATE: 11/15/95
BY: [Signature]

