



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

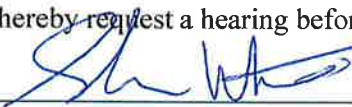
Marquis
TOWN CLERK

APPLICATION FOR HEARING

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

Applicant/Petitioner:	Shaun Winner
Address of applicant:	716 Main Street, Bolton MA
Applicant is:	X-Owner <input type="checkbox"/> -Tenant <input type="checkbox"/> -Licensee <input type="checkbox"/> -Prospective Buyer
Property address:	716 Main Street, Bolton MA
Assessor Map/Parcel Number of property	Map 1.0 Parcel 36
Deed reference(s):	Book <u>63029</u> Page <u>260</u>
Owner name (if person other than applicant)	
Owner address:	
Owner telephone number:	
Application & all other materials and fee for:	X-Variance, \$100 + \$6 per abutter on certified abutters list <input type="checkbox"/> -Special Permit, \$100 + \$6 per abutter on certified abutters list <input type="checkbox"/> -Appeal of Decision, \$100 <input type="checkbox"/> -Comprehensive Permit Administrative Fee - \$500.00 Consultant Review Fee - \$5,000 plus \$100/unit <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)

BOLTON TOWN CLERK
2023 APR 20 PM2:26

Description of problem for which relief is sought:	Seeking relief from 250-11 to allow mixed uses of commercial and residential activities within the same lot.
Applicable section(s) of Zoning Bylaws or other reference for consideration by Board of Appeals:	250-11
Justification for request: (attach additional information if necessary)	This building was the original town general store. I would like to restore it to its original use. The property was approved to have low volume mercantile in November of 2017, but lost its use when it was unoccupied for 2 years. The building currently has an unoccupied 1 st floor in the center of town.
<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> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;">  Property Owner's Signature (REQUIRED) </div> <div style="width: 45%; text-align: center;"> 4/20/23 Date </div> </div> <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="width: 45%;"> _____ Property Owner's Signature (REQUIRED) </div> <div style="width: 45%; text-align: center;"> _____ Date </div> </div> <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="width: 45%;"> _____ Applicant's Signature (if different from owner) </div> <div style="width: 45%; text-align: center;"> _____ Date </div> </div>	

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.



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TOWN CLERK

* FOR VARIANCE APPLICATIONS ONLY *

Applicant/Petitioner:	Shaun Winner
Property address:	716 Main St, 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.

Non Applicable

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

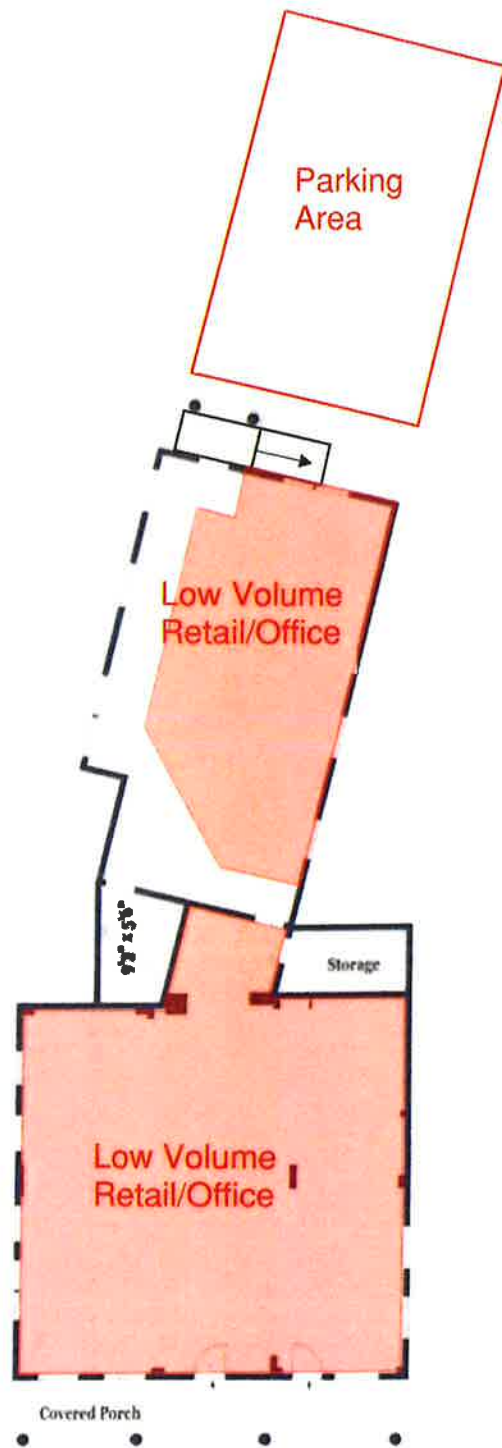
This building is currently pre-existing non-conforming. In order to use the 1st floor under the present use of the building, the cost to enlarge, and redesign the building to accommodate additional space on the first floor would be too expensive.

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

Coldwell Banker real estate operated out of the first floor of this building for 18 years. They have 14 employees working there, and since they moved out, parking has been added on 117, as well as the town common. The limited office or real estate that would be in this building would not be more than when the working real estate office was there.

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 original Bolton General Store was in this location along with a real estate office. This request is in resonance with the historic use of the building.



FIRST FLOOR





716 MAIN ST



April 13, 2023

Mr. Shaun Winner
718 Main St Bolton MA 01740

RE: Support for Cracker Barrel "getting back to business"

Dear Shaun - I am writing this email in support of your plan for getting the "Cracker Barrel" space back online as a viable business use. We appreciate you sharing your plans with us to help understand if we have any issues or concerns. Your plans sound great and we are excited to see the space occupied to put some life back on the first floor.

For many years the Coldwell Banker office operated successfully there; it was always good to see the activity of a vibrant use in the building. There have never been any issues with us as an abutter concerning the commercial use of the space. We were sorry to see the real estate office closed and have hoped for something to come back and occupy the space again. It is not good to see this space vacant in the center of town. There is so much good that has happened to Bolton's center over the past several years and putting the Cracker Barrel back in use would be a continuance of this positive direction.

We wish you all the best in finalizing your permits and attracting a business use that benefits commerce in Bolton. Please let us know if there is anything further that we can do to help you in your project.

With best regards ...

A handwritten signature in dark ink, appearing to read "Hank Amabile", written in a cursive style.

Hank Amabile - Trustee

720 Main Street Realty Trust
617-775-6200



300 foot Abutters List Report

Bolton, MA
April 06, 2023

Subject Property:

Parcel Number: 001.0-0000-0036.0
CAMA Number: 001.0-0000-0036.0
Property Address: 716 MAIN ST

Mailing Address: WINNER SHAUN E & EMILY J
283 BALLVILLE RD
BOLTON, MA 01740-

Abutters:

Parcel Number: 001.0-0000-0001.0
CAMA Number: 001.0-0000-0001.0
Property Address: 727 MAIN ST

Mailing Address: BONAZZOLI ROBIN
727 MAIN ST
BOLTON, MA 01740-

Parcel Number: 001.0-0000-0002.0
CAMA Number: 001.0-0000-0002.0
Property Address: 725 MAIN ST

Mailing Address: CANDIDO WILLIAM DE OLIVEIRA
725 MAIN ST
BOLTON, MA 01740-

Parcel Number: 001.0-0000-0003.0
CAMA Number: 001.0-0000-0003.0
Property Address: 719 MAIN ST

Mailing Address: TOWN OF BOLTON TOWN COMMON
663 MAIN ST
BOLTON, MA 01740-

Parcel Number: 001.0-0000-0003.A
CAMA Number: 001.0-0000-0003.A
Property Address: 707 MAIN ST

Mailing Address: BRISENO TAYLOR I
5 FAIRVIEW AVE
MILFORD, MA 01757-

Parcel Number: 001.0-0000-0004.0
CAMA Number: 001.0-0000-0004.0
Property Address: 711 MAIN ST

Mailing Address: BAIRD BOLTON LLC
28 LAUREL LANE
PRINCETON, MA 01541-

Parcel Number: 001.0-0000-0033.0
CAMA Number: 001.0-0000-0033.0
Property Address: 702 MAIN ST

Mailing Address: OCHSENBEIN ROLAND A & CORNELIA B
TRUSTEES
702 MAIN ST
BOLTON, MA 01740-

Parcel Number: 001.0-0000-0034.0
CAMA Number: 001.0-0000-0034.0
Property Address: 704 MAIN ST

Mailing Address: O'CONNOR ERIN L & GARCIE SEAN R
704 MAIN ST
BOLTON, MA 01740-

Parcel Number: 001.0-0000-0035.0
CAMA Number: 001.0-0000-0035.0
Property Address: 714 MAIN ST

Mailing Address: COGGESHALL ALICE TRUSTEE ALICE
COGGESHALL REVOCABLE TRUST
P O BOX 83
BOLTON, MA 01740-

Parcel Number: 001.0-0000-0035.A
CAMA Number: 001.0-0000-0035.A
Property Address: 708 MAIN ST

Mailing Address: COGGESHALL ALICE TRUSTEE ALICE
COGGESHALL REVOC TRUST
P O BOX 83
BOLTON, MA 01740-

Parcel Number: 001.0-0000-0036.A
CAMA Number: 001.0-0000-0036.A
Property Address: 8 WATTAQUADOC HILL RD

Mailing Address: BALENO MARGARET J
P O BOX 134
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.

4/6/2023

Page 1 of 2



300 foot Abutters List Report

Bolton, MA
April 06, 2023

Parcel Number: 001.0-0000-0036.B
CAMA Number: 001.0-0000-0036.B
Property Address: 12 WATTAQUADOC HILL RD

Mailing Address: TRINITY CONGREG CHURCH CHURCH
PARCEL
14 WATTAQUADOCK HILL RD
BOLTON, MA 01740-

Parcel Number: 001.0-0000-0037.0
CAMA Number: 001.0-0000-0037.0
Property Address: 720 MAIN ST

Mailing Address: AMABILE HENRY P & ROCKWELL
JESSAMYN TRUSTEES 720 MAIN
STREET REALTY TRUST
9 MOUNTAIN LAUREL LANE
LANCASTER, MA 01523-

Parcel Number: 001.0-0000-0038.0
CAMA Number: 001.0-0000-0038.0
Property Address: 726 MAIN ST

Mailing Address: MARON JOHN P JR & CAMPBELL
LAWRENCE P
726 MAIN ST
BOLTON, MA 01740-

Parcel Number: 001.0-0000-0039.0
CAMA Number: 001.0-0000-0039.0
Property Address: 730 MAIN ST

Mailing Address: MCCARTHY TRAVIS J & DEANNA L
730 MAIN STREET
BOLTON, MA 01740-

Parcel Number: 001.0-0000-0040.0
CAMA Number: 001.0-0000-0040.0
Property Address: 738 MAIN ST

Mailing Address: TOWN OF BOLTON LIBRARY BUILDING
738 MAIN ST
BOLTON, MA 01740-

Parcel Number: 001.0-0000-0041.0
CAMA Number: 001.0-0000-0041.0
Property Address: 0 MAIN ST

Mailing Address: TOWN OF BOLTON TOWN COMMON
663 MAIN ST
BOLTON, MA 01740-

Parcel Number: 001.0-0000-0042.0
CAMA Number: 001.0-0000-0042.0
Property Address: 715 MAIN ST

Mailing Address: TOWN OF BOLTON TOWN COMMON
663 MAIN ST
BOLTON, MA 01740-

Parcel Number: 004.C-0000-0013.0
CAMA Number: 004.C-0000-0013.0
Property Address: 15 WATTAQUADOC HILL RD

Mailing Address: TOWN OF BOLTON
663 MAIN ST
BOLTON, MA 01740-

Parcel Number: 004.C-0000-0029.A
CAMA Number: 004.C-0000-0029.A
Property Address: 733 MAIN ST

Mailing Address: MURPHY D FRANCIS INS AGENCY INC
P O BOX 308
BOLTON, MA 01740-

As set forth in the Assessor's records as of January 1, 2021.

Kelly Garlock
Assistant Assessor



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4/6/2023

Page 2 of 2

