



TOWN OF BOLTON BOARD OF APPEALS

Filed with the Town Clerk on:

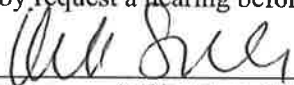
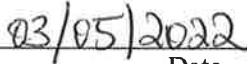
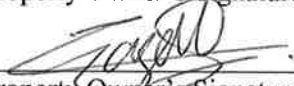
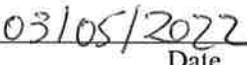
Town Hall, 663 Main Street, Bolton MA 01740
Phone 978-779-3308 Fax 978-779-5461

TOWN CLERK

APPLICATION FOR HEARING

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

Applicant/Petitioner:	Odile Smith and Gilles Gonzales
Address of applicant:	76 Quaker Lane
Applicant is:	<input checked="" type="checkbox"/> -Owner -Tenant <input type="checkbox"/> -Licensee -Prospective Buyer
Property address:	76 Quaker Lane
Assessor Map/Parcel Number of property	002.c-0000-0085-0
Deed reference(s):	Book <u>65427</u> Page <u>31</u>
Owner name (if person other than applicant)	Odile Smith and Gilles Gonzales
Owner address:	76 Quaker Lane
Owner telephone number:	267-566-3138
Application & all other materials and fee for:	<input checked="" type="checkbox"/> -Variance, \$100 + \$6 per abutter on certified abutters list -Special Permit, \$100 + \$6 per abutter on certified abutters list -Appeal of Decision, \$100 -Comprehensive Permit Administrative Fee - \$500.00 Consultant Review Fee - \$5,000 plus \$100/unit -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)

Description of problem for which relief is sought:	To allow proper orientation of proposed garage so as to accommodate existing driveway and dwelling. Relief from 50' side yard setback (not to exceed 10' as shown on Variance Site Plan) is needed so that garage, dwelling and driveway can be correctly aligned.
Applicable section(s) of Zoning Bylaws or other reference for consideration by Board of Appeals:	
Justification for request: (attach additional information if necessary)	As a result of the irregular shape of the lot, driveway, dwelling and septic, locations were limited. Although the dwelling complies with all dimensional/yard requirements, in order to construct a garage so that the driveway terminates at a proper angle with garage entrance, the side of the garage needs to match the angle of the dwelling relative to the lot side line. The minor encroachment into the side yard that will result from such an alignment will allow for both a safe garage entrance and be aesthetically consistent with the existing dwelling. Given the size and shape of the lot, the proposed location of the garage will not impact neighboring properties or derogate from the intent of the bylaw as remaining side yard remains large.
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.	
I hereby request a hearing before the Board of Appeals with reference to the above application.	
 _____ 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.



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TOWN CLERK

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:	<i>Odile Smith</i>
Property address:	<i>76 Quaker Lane, Bolton MA 01740</i>

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.

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

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

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

LOT 10A

15 MILLBROOK LANE
325.00
MAR 3 - PARCEL 64
S 88°52'02" E

51.0'

40.0' - REQUIRES VARIANCE

PROPOSED 16' X 30' GARAGE

APPROX. FENCE

31T. CONC. DRWAY

EXIST. GARAGE

EXISTING HOUSE # 76

DECK

SEPTIC TANK

D-BOX

LEACHING TRENCHES

LOT 12
AREA = 4.53 AC +

WELL

30K LANE -
1/2 FROM

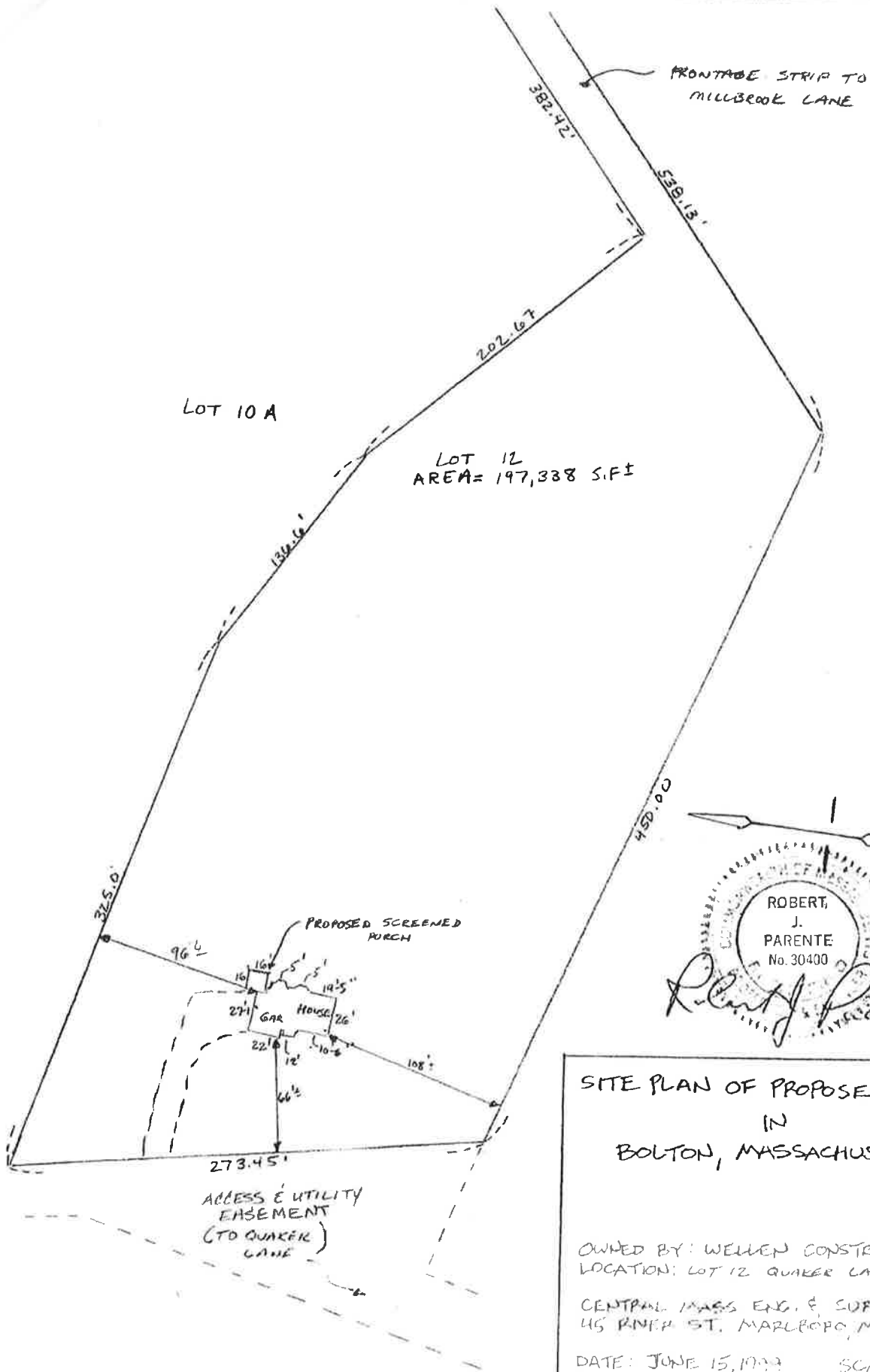
450.00'
N 84°44'05" W

S 136.60'
E 72°12'43" E

NEW ENGLAND POWER CO EASEMENT



SITE PLAN TO ACCOMPANY
APPLICATION FOR VARIANCE



ROBERT
 J.
 PARENTE
 No. 30400

**SITE PLAN OF PROPOSED HOUSE
 IN
 BOLTON, MASSACHUSETTS**

OWNED BY: WELLEN CONSTRUCTION
 LOCATION: LOT 12 QUAKER LANE
 CENTRAL MASS. ENG. & SURVEY INC.
 45 RIVER ST. MARLBORO, MA 01752
 DATE: JUNE 15, 1999 SCALE: 1" = 80'

Pol
CH#108



TOWN OF BOLTON
ASSESSORS OFFICE
TOWN HALL
663 MAIN STREET
BOLTON, MASSACHUSETTS 01740
PHONE (978) 779-5556 FAX (978) 779-5461

Date of Application 17 March 2022

REQUEST FOR LIST OF ABUTTERS

Effective August 24, 2004, anyone requesting a list of abutters must give at least three (3) working days notice. This notice will allow the Assessors Office sufficient time necessary to prepare the list of Abutters.

Effective July 1, 2004, the fee schedule is \$15 per certified abutters list.

**Please note that these fees apply to preparation of new list or verification or reverification of an existing list.*

Please indicate with a check

Immediate Abutters (Board of Selectmen)

Board of Appeals, Planning Board, Site Plan review - within 300 feet

Conservation Commission within 100 feet or distance = _____ feet

Planning Board for sub division - 500 feet

Abutter to Abutter within distance of _____ feet

Map _____ Parcel(s) 002.C-0000-0085-0

Odile Smith
Applicant (please print)

76 Quaker Lane Bolton
Location of Property

[Signature]
Signature of Applicant

76 Quaker Lane, Bolton, MA 01740
Mailing Address of Applicant

(267) 566 3138
Telephone Number

()
FAX Number

PLEASE NOTE: THIS ABUTTERS LIST IS VALID FOR SIX MONTHS



300 foot Abutters List Report

Bolton, MA
March 17, 2022

Subject Property:

Parcel Number: 002.C-0000-0085.0
CAMA Number: 002.C-0000-0085.0
Property Address: 76 QUAKER LN

Mailing Address: SMITH ODILE M & GONZALES GILLES
OLIVER
2451 RIVERBEND RD
ALLENTOWN, PA 18103-

Abutters:

Parcel Number: 002.B-0000-0025.0
CAMA Number: 002.B-0000-0025.0
Property Address: 292 BERLIN RD

Mailing Address: HATCH ROBERT R & PAULA G
292 BERLIN RD
BOLTON, MA 01740-

Parcel Number: 002.B-0000-0060.0
CAMA Number: 002.B-0000-0060.0
Property Address: 296 BERLIN RD

Mailing Address: CUSTODIE CHRISTOPHER
296 BERLIN RD
BOLTON, MA 01740-

Parcel Number: 002.C-0000-0082.0
CAMA Number: 002.C-0000-0082.0
Property Address: 70 QUAKER LN

Mailing Address: EISEMANN HENRY GARDNER &
EISEMANN LESLIE RUSSELL
70 QUAKER LANE
BOLTON, MA 01740-

Parcel Number: 002.C-0000-0083.0
CAMA Number: 002.C-0000-0083.0
Property Address: 72 QUAKER LN

Mailing Address: VIJAYENDRAN KRISHNA G & WAN
CLAUDIA S
72 QUAKER LANE
BOLTON, MA 01740-

Parcel Number: 002.C-0000-0084.0
CAMA Number: 002.C-0000-0084.0
Property Address: 74 QUAKER LN

Mailing Address: WALKER DUSTIN & MARIANNE
74 QUAKER LANE
BOLTON, MA 01740-

Parcel Number: 003.C-0000-0020.1
CAMA Number: 003.C-0000-0020.1
Property Address: 0 S BOLTON RD

Mailing Address: SLADE PAUL H & MARY EVELYN
96 S BOLTON RD
BOLTON, MA 01740-

Parcel Number: 003.C-0000-0021.0
CAMA Number: 003.C-0000-0021.0
Property Address: 127 S BOLTON RD

Mailing Address: BASS CASANDRA A
127 S BOLTON RD
BOLTON, MA 01740-

Parcel Number: 003.C-0000-0056.0
CAMA Number: 003.C-0000-0056.0
Property Address: 10 MILLBROOK LN

Mailing Address: TIVNAN SARAH A
10 MILLBROOK LN
BOLTON, MA 01740-

Parcel Number: 003.C-0000-0057.0
CAMA Number: 003.C-0000-0057.0
Property Address: 12 MILLBROOK LN

Mailing Address: DALY DANIEL F & NORA T
12 MILLBROOK LN
BOLTON, MA 01740-

Parcel Number: 003.C-0000-0058.0
CAMA Number: 003.C-0000-0058.0
Property Address: 16 MILLBROOK LN

Mailing Address: JIANG QI & YI ZHAO
16 MILLBROOK LN
BOLTON, MA 01740-



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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.

3/17/2022

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300 foot Abutters List Report

Bolton, MA
March 17, 2022

Parcel Number: 003.C-0000-0059.0
CAMA Number: 003.C-0000-0059.0
Property Address: 17 MILLBROOK LN

Mailing Address: TABRI GIAN
17 MILLBROOK LN
BOLTON, MA 01740-

Parcel Number: 003.C-0000-0060.0
CAMA Number: 003.C-0000-0060.0
Property Address: 5 MILLBROOK LN

Mailing Address: CYGAN THOMAS & KELLY A
5 MILLBROOK LN
BOLTON, MA 01740-

Parcel Number: 003.C-0000-0061.0
CAMA Number: 003.C-0000-0061.0
Property Address: 23 MILLBROOK LN

Mailing Address: SZLOSEK ALLISON E & ITZKOWITZ
ANDREW D
23 MILLBROOK LN
BOLTON, MA 01740-

Parcel Number: 003.C-0000-0062.0
CAMA Number: 003.C-0000-0062.0
Property Address: 27 MILLBROOK LN

Mailing Address: BURSAW JEFFREY W & CHERYL A
TRUSTEES BURSAW FAMILY REV
LIVING TRUST
27 MILLBROOK LN
BOLTON, MA 01740-

Parcel Number: 003.C-0000-0063.0
CAMA Number: 003.C-0000-0063.0
Property Address: 19 MILLBROOK LN

Mailing Address: PHERSON DANIEL M & LAURA D
19 MILLBROOK LN
BOLTON, MA 01740-

Parcel Number: 003.C-0000-0064.0
CAMA Number: 003.C-0000-0064.0
Property Address: 15 MILLBROOK LN

Mailing Address: TVRDIK TERRY E & IRENE T
15 MILLBROOK LN
BOLTON, MA 01740-

Parcel Number: 003.C-0000-0065.0
CAMA Number: 003.C-0000-0065.0
Property Address: 11 MILLBROOK LN

Mailing Address: POLAGRUTO DANIEL S
11 MILLBROOK LN
BOLTON, MA 01740-

Parcel Number: 003.C-0000-0066.0
CAMA Number: 003.C-0000-0066.0
Property Address: 0 BERLIN RD

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

As set forth in the Assessor's records as of January 1, 2022.

Kelly Garlock
Assistant Assessor

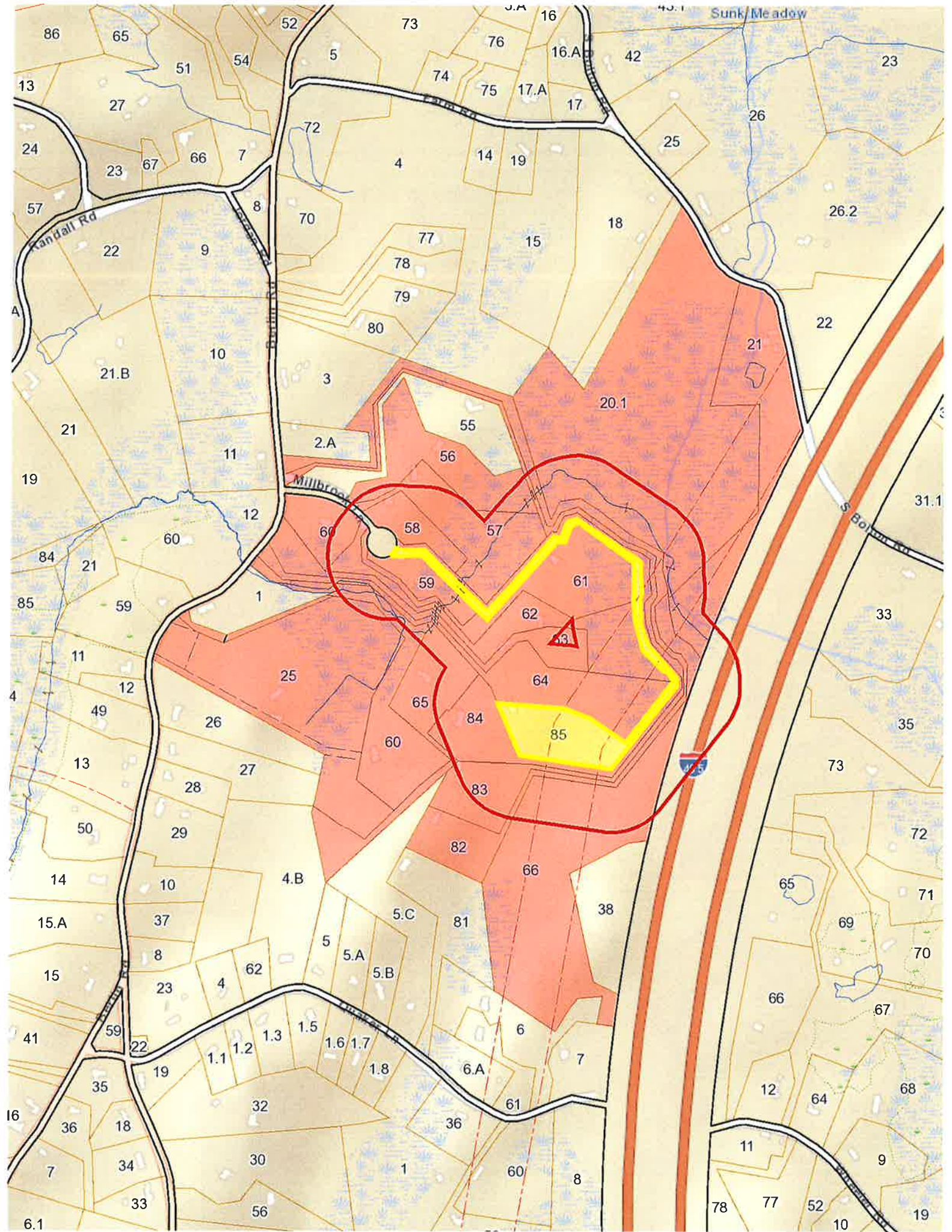


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3/17/2022

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BOLTON, MA 01740-

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BURSAW FAMILY REV LIVING
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