

From: Ch. 40A S 9 "Each application for a special permit shall be filed by the petitioner with the city or town clerk and a copy of said application, including the date and time of filing certified by the city or town clerk, shall be filed forthwith by the petitioner with the special permit granting authority.

**LIMITED BUSINESS DISTRICT / BUSINESS DISTRICT / INDUSTRIAL DISTRICT
Application Form for Special Permit**

Bolton, Mass

July, 17, 2023
(Date of Filing)

Name of Applicant__ Bolton Office Park LLC

Address__ 100 Grandview Road, Suite 312, Braintree, MA 02184

Name of Registered Engineer or Surveyor__DiPrete Engineering

Address__Two Stafford Court, Cranston, RI 02920

Deed or property Recorded in: Book No. 49223 Page 19 of the Worcester County Registry of Deeds.

Location and Description of Property (include zoning district(s)):_580 Main Street, Bolton, MA – Limited Business (LB) zoning district

Lot Frontage: 290.68 feet

Lot Area: 287,060.4 Square Feet

Proposed Land Use(s) Requiring a Special Permit___Office Use is existing and proposed and the request is for an amendment and restatement of the existing special permit dated October 25, 1986, recorded with the Worcester County Registry of Deeds in Book 9994, Page 20 – See the attached narrative for additional detail

Please include all materials listed in the Rules and Regulations for Limited Business Districts and Business Districts (see attached checklist) if required by the Board. Failure to include all required materials could delay processing of the application.

Signature of Owner or Agent_____

Address__100 Grandview Road, Suite 312, Braintree, MA 02184

Phone Number__781-552-4202

Date Received 7-20-2023

By Pamela Powell

Fee Paid \$178.00 ck#1746

**BOLTON TOWN CLERK
2023 JUL 20 PM12:29**

**LIMITED BUSINESS DISTRICT / BUSINESS DISTRICT / INDUSTRIAL DISTRICT
Checklist of Required Materials for Special Permit**

- ✓ PROPOSED HEARING NOTICE (SEE REGULATION 3.3.4)
- ✓ OTHER PERMITTING
 - List variances and Special Permits previously issued by the Planning Board of Appeals and any needed for this proposal
 - List required Special Permits or Health Permits and provide copies of any received
 - Note if Conservation Commission approval needed and provide copy of approval if received
- ✓ DEVELOPMENT IMPACT STATEMENT
 - Description of proposed or possible uses
 - Proposed lot coverage per bylaw, total coverage of all impermeable surface including building and parking, and open space areas.
 - Drainage calculations
 - Earth removal calculations
 - Traffic study (12 copies)
- ✓ LOCUS PLAN
- ✓ SITE COMPOSITE PLAN (Include design certification and legends)

General site characteristics

- Existing and proposed buildings and structures
- Driveway entrances for abutting properties and those across a public way with dimensions
- All underground tanks/structures existing or proposed or abandoned
- Zoning boundaries if applicable
- Yards/setbacks dimensioned
- Names of abutting property owners

Natural site characteristics

- Waterways
- Wetland boundaries and buffers
- Existing and proposed contours
- Open space with square footage calculations

Site improvements

- Dimensions of traffic lanes
- Label all paved surfaces and note materials
- Parking spaces and parking lot landscaping with dimensions
- Building areas for each floor
- Exterior lighting
- Existing and proposed signage
- Outdoor storage areas labeled

Site utilities

Stormwater drainage facilities shown & dimensioned
Underground storage containers with capacities and contents
Water services
Fire protection systems
Underground utilities
Solid waste disposal facilities
Sewage disposal system
Erosion and sedimentation controls
Parking calculations



CONSTRUCTION DETAIL PLAN

Detail of structures
Landscaping details
Parking details in compliance with the Bolton Zoning Bylaw
Tabulations of building coverage and open space
Details of outdoor lighting



LANDSCAPE PLAN

Certifications
Legend
Number, type, & size of trees and shrubs
Landscape buffers
Land contours
Site features
Limits of work
Perimeter of trees
Outdoor lighting structures



BUILDING ELEVATION PLAN

Certifications
Scale
Front, rear, & side elevations with maximum height



FLOOR PLAN

Certifications
Scale
Net floor area/s