

## **Legal Notice Public Hearing**

The Board of Appeals of the Town of Bolton will hold a public hearing on XXX, XXX at XXX pm in the Town Hall, Bolton, to act upon the application of Gregory and Patricia Childs seeking a Special Permit and Variance for property located 68 Nourse Road, Bolton Ma. The Applicant is seeking to add an addition to a Pre-existing Nonconforming Structure.

The Applicant is seeking:

1. Issuance of a Special Permit to expand or alter a Pre-existing Nonconforming Structure pursuant to Section 2.1.3.3 of the Bolton Zoning Bylaw to allow an addition to an existing structure.
2. A Variance for relief from a provision of the Bolton Zoning Bylaws, Section 2.3.5.2 which requires a front yard set back of fifty (50) feet. The proposed addition is no closer than thirty nine and half feet (39.50) from the front yard set back.

The application and plan are available for review at the Town Clerk's Office in the Town Hall during the following times: Monday, Wednesday, and Thursday from 9am – 2:30pm; and Tuesday from 9:00am – 4:30pm and 6pm – 8pm.

Any person interested or wishing to be heard on the proposed application should appear at the time and place designated.



TOWN OF BOLTON  
BOARD OF APPEALS

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

Filed with the Town Clerk on:

2010 MAY -4 PM 3:51

*Pamela H. Powell*  
TOWN CLERK

**APPLICATION FOR HEARING**

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

Applicant/Petitioner:	GREGORY AND PATRICIA CHILDS
Address of applicant:	68 Nourse Road, BOLTON
Applicant is:	<input checked="" type="checkbox"/> -Owner <input type="checkbox"/> -Tenant <input type="checkbox"/> -Licensee <input type="checkbox"/> -Prospective Buyer
Property address:	68 Nourse Road
Assessor Map/Parcel Number of property	5.64
Deed reference(s):	Book <u>34472</u> Page <u>84</u>
Owner name (if person other than applicant)	
Owner address:	68 Nourse Road BOLTON, MA
Owner telephone number:	h: 978.779.0109    c: 508.868.5250
Application & all other materials and fee for:	<input checked="" type="checkbox"/> -Variance, \$100 + \$6 per abutter on certified abutters list <input checked="" 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)

(25) = 150

\$250.00  
waive  
the  
Variance  
Fee.  
due to  
abutter  
list  
#5.

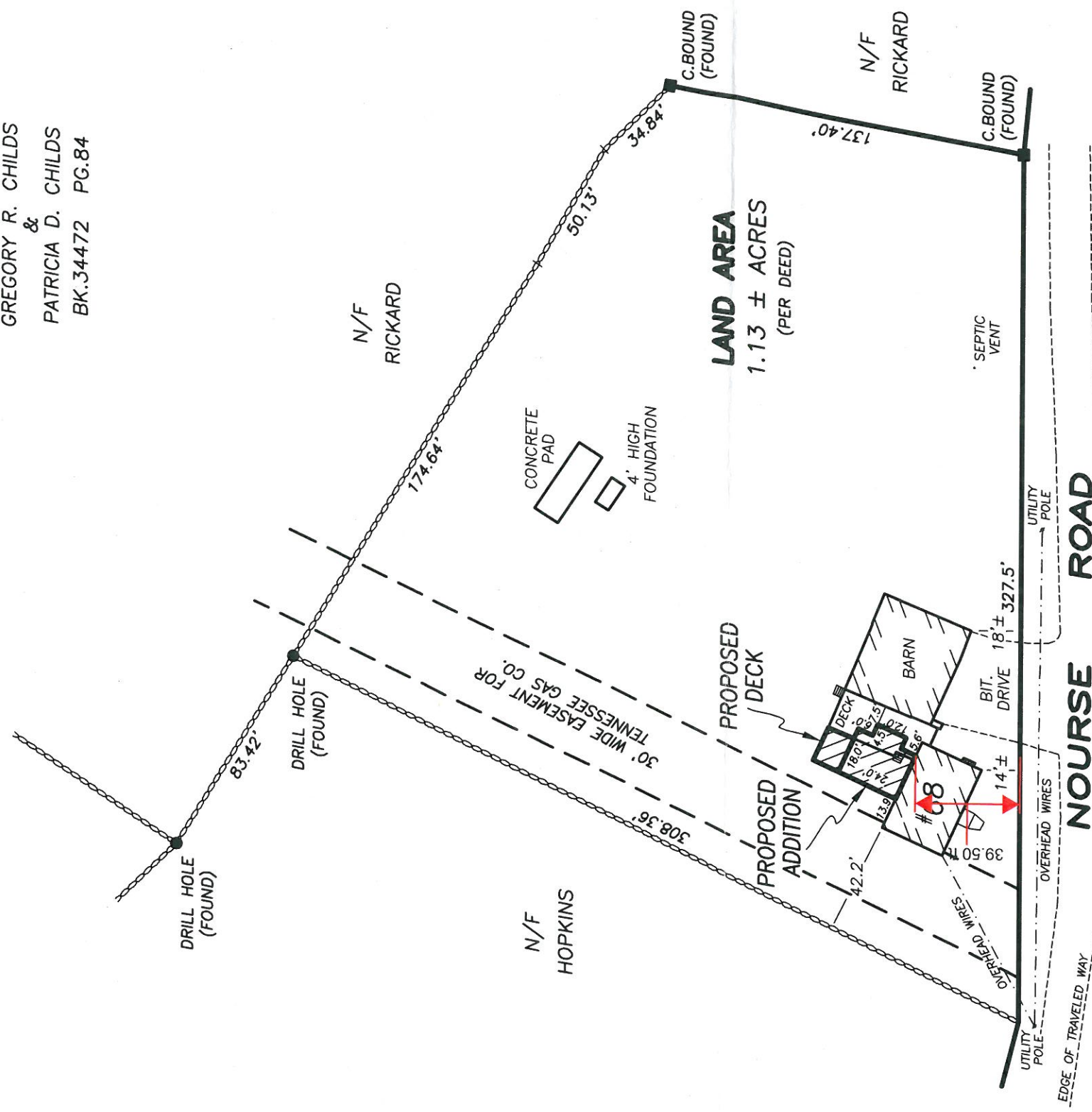
NORTH FROM PLAN 11 IN PLAN BOOK 657

SITE PLAN  
68 NOURSE ROAD  
**BOLTON, MASSACHUSETTS**

1 INCH = 50 FEET AUGUST 14, 2009  
SNELLING & HAMEL ASSOCIATES, INC.  
PROFESSIONAL LAND SURVEYORS & ENGINEERS  
10 LEWIS STREET P.O. BOX 102  
LINCOLN, MASSACHUSETTS 01773

OWNERS OF RECORD:

GREGORY R. CHILDS  
&  
PATRICIA D. CHILDS  
BK.34472 PG.84



NOTE:  
- THE LOCATION OF THE 30' WIDE EASEMENT IS BASED ON A FIELD SURVEY OF THE SUB-SURFACE GAS LINE AS IDENTIFIED & FLAGGED BY TENNESSEE GAS CO. IN THE FILED ON JULY 27, 2009.

- PLAN REFERENCES:
- PLAN NUMBER 11 RECORDED IN PLAN BOOK 657
  - PLAN NUMBER 72 RECORDED IN PLAN BOOK 732

I HEREBY STATE THAT THE LOCATION OF THE FEATURES SHOWN HEREON IS THE RESULT OF A FIELD SURVEY PERFORMED AS OF JULY 27, 2009, WITH THE USE OF A TOPCON TOTAL STATION.

JOHN R. HAMEL  
PROFESSIONAL  
LAND SURVEYOR

DATE: \_\_\_\_\_

**Jennifer Atwood Burney**

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**From:** Greg Childs [gregorychilds@gmail.com]  
**Sent:** Thursday, May 06, 2010 8:43 AM  
**To:** Jennifer Atwood Burney  
**Subject:** 68 Nourse Road

Hi Jennifer,

Attached are a few photos of my house for the ZBA's review. Please let me know if you have any troubles with the files. Thanks!

Greg













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Give to Jennifer  
Copy in mail to owner 68 House



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

Date of Application 4/26/10

**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) 034/005.C-0000-6604.0

Gregory C. Woods  
Applicant (please print)

68 House Rd.  
Location of Property

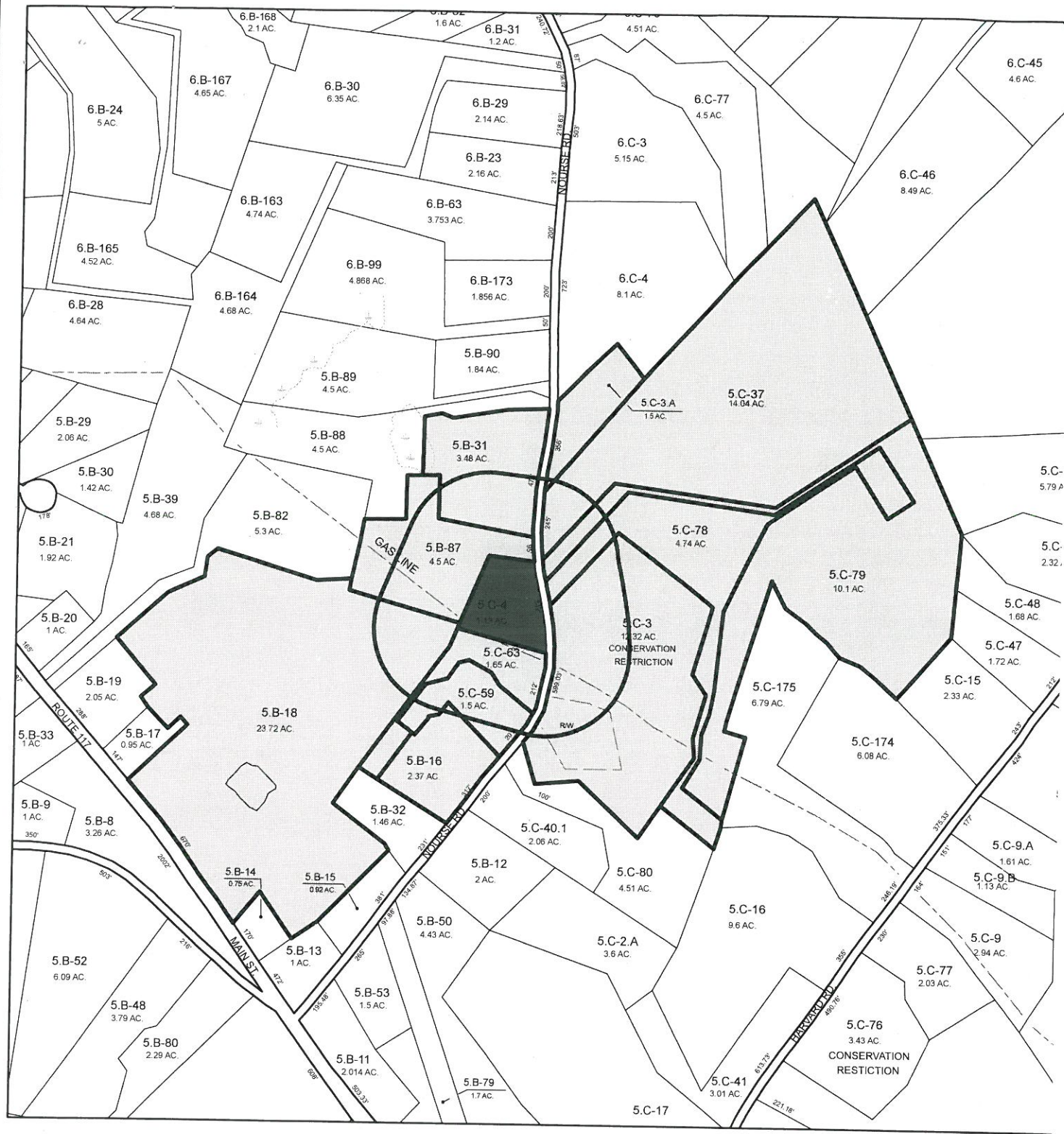
[Signature]  
Signature of Applicant

68 House Rd.  
Mailing Address of Applicant

508 868 5250  
(978) 779 0109 ( )  
Telephone Number FAX Number

PLEASE NOTE: THIS ABUTTERS LIST IS VALID FOR SIX MONTHS





**Abutters List - 300 Ft / Map 5C-4 / 68 Nourse Rd  
Bolton, MA**



4/27/2010



*Certified: Cynthia Bradley*

SCHOMP EILEEN M  
33 PARK ST  
AUBURN, MA 01501

~~HERITAGE MANOR DEV LLC  
C/O TOLL BROTHERS INC  
60 MERRITT BLVD  
FISHKILL, NY 12524~~

JEN LUCY JY  
21 PONDSIDE DR  
BOLTON, MA 01740

LEDNUM EUGENE E & JANICE T  
80 NOURSE RD  
BOLTON, MA 01740

~~HERITAGE MANOR DEV LLC  
C/O TOLL BROTHERS INC  
60 MERRITT BLVD  
FISHKILL, NY 12524~~

~~HERITAGE MANOR DEV LLC  
C/O TOLL BROTHERS INC  
60 MERRITT BLVD  
FISHKILL, NY 12524~~

RICKARD ANDREW D & CHRISTINA S  
70 NOURSE RD  
BOLTON, MA 01740

~~HERITAGE MANOR DEV LLC  
C/O TOLL BROTHERS INC  
60 MERRITT BLVD  
FISHKILL, NY 12524~~

WEILER RAYMOND A & CHERYL A  
23 PONDSIDE DR  
BOLTON, MA 01740

HERITAGE MANOR DEV LLC  
C/O TOLL BROTHERS INC  
60 MERRITT BLVD  
FISHKILL, NY 12524

~~HERITAGE MANOR DEV LLC  
C/O TOLL BROTHERS INC  
60 MERRITT BLVD  
FISHKILL, NY 12524~~

OLDHAM THOMAS & MARTHA  
24 PONDSIDE DR  
BOLTON, MA 01740

TOTH STEPHEN F  
1 PONDSIDE LANE  
BOLTON, MA 01740

~~HERITAGE MANOR DEV LLC  
C/O TOLL BROTHERS INC  
60 MERRITT BLVD  
FISHKILL, NY 12524~~

ROSA ANTHONY & ANNETTE  
26 PONDSIDE DR  
BOLTON, MA 01740

~~HERITAGE MANOR DEV LLC  
C/O TOLL BROTHERS INC  
60 MERRITT BLVD  
FISHKILL, NY 12524~~

~~HERITAGE MANOR DEV LLC  
C/O TOLL BROTHERS INC  
60 MERRITT BLVD  
FISHKILL, NY 12524~~

HERBISON EMMA M  
28 PONDSIDE DR  
BOLTON, MA 01740

~~HERITAGE MANOR DEV LLC  
C/O TOLL BROTHERS INC  
60 MERRITT BLVD  
FISHKILL, NY 12524~~

~~HERITAGE MANOR DEV LLC  
C/O TOLL BROTHERS INC  
60 MERRITT BLVD  
FISHKILL, NY 12524~~

BEYRANEVAND ALI L & JOYCE BEYF  
30 PONDSIDE DR  
BOLTON, MA 01740

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C/O TOLL BROTHERS INC  
60 MERRITT BLVD  
FISHKILL, NY 12524~~

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FISHKILL, NY 12524~~

SMITH JANET D & SANFORD B  
20 PONDSIDE DR  
BOLTON, MA 01740

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C/O TOLL BROTHERS INC  
60 MERRITT BLVD  
FISHKILL, NY 12524~~

ROCK CAROL J  
38 PONDSIDE DR  
BOLTON, MA 01740

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60 MERRITT BLVD  
FISHKILL, NY 12524

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C/O TOLL BROTHERS INC  
60 MERRITT BLVD  
FISHKILL, NY 12524

WEINGARDEN ALAN M & WYNNE  
40 PONDSIDE DR  
BOLTON, MA 01740

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60 MERRITT BLVD  
FISHKILL, NY 12524~~

HERITAGE MANOR DEV LLC  
C/O TOLL BROTHERS INC  
60 MERRITT BLVD  
FISHKILL, NY 12524

INNELLA JOHN & CECELIA  
75 PONDSIDE DR  
BOLTON, MA 01740



MARASHIO LINDA M  
77 PONDSIDE DR  
BOLTON, MA 01740

JAMES DAVID R & BROOK HERTER JA  
D R JAMES 2000 TR / B H JAMES 2000  
51 NOURSE RD  
BOLTON, MA 01740

AYOUB DEBORAH  
79 PONDSIDE DR  
BOLTON, MA 01740

THERESA A HERMS REVOCABLE LIVI  
81 PONDSIDE DR  
BOLTON, MA 01740

~~HERITAGE MANOR DEV LLC  
C/O TOLL BROTHERS INC  
60 MERRITT BLVD  
FISHKILL, NY 12524~~

*25 abutters.*

JAMES DAVID R  
BROOKE HERTER JAMES  
51 NOURSE RD  
BOLTON, MA 01740

SIEGEL JON K & NANCY D  
99 NOURSE RD  
BOLTON, MA 01740

SMITH BRIAN W & PATRICIA D  
71 NOURSE RD  
BOLTON, MA 01740

SCHOEPKE ERIK J  
ELIZABETH MOREFIELD SCHOEPKE  
54 NOURSE RD  
BOLTON, MA 01740

HOPKINS PETER S & LISA J  
60 NOURSE RD  
BOLTON, MA 01740

JAMES DAVID R & BROOK HERTER JA  
D R JAMES 2000 TR / B H JAMES 2000  
51 NOURSE RD  
BOLTON, MA 01740

# Abutters List Report

Town of Bolton, MA

April 27, 2010

Subject Properties:	
005.C-0004.0 005.C-0000-0004.0 68.00 NOURSE RD	CHILDS GREGORY R & PATRICIA D 68 NOURSE RD BOLTON, MA 01740

Parcel Number: 005.B-0016.0      Mailing Address: SCHOMP EILEEN M  
Cama Number: 005.B-0000-0016.0      33 PARK ST  
Property Address: 46.00 NOURSE RD 1      AUBURN, MA 01501

Parcel Number: 005.B-0031.0      Mailing Address: LEDNUM EUGENE E & JANICE T  
Cama Number: 005.B-0000-0031.0      80 NOURSE RD  
Property Address: 80.00 NOURSE RD 2      BOLTON, MA 01740

Parcel Number: 005.B-0087.0      Mailing Address: RICKARD ANDREW D & CHRISTINA S  
Cama Number: 005.B-0000-0087.0      70 NOURSE RD  
Property Address: 70.00 NOURSE RD 1      BOLTON, MA 01740

Parcel Number: 005.B-0018.0      Mailing Address: HERITAGE MANOR DEV LLC  
Cama Number: 005.B-0018-0001.0      C/O TOLL BROTHERS INC  
Property Address: 1.00 PONDSIDE DR      60 MERRITT BLVD  
FISHKILL, NY 12524

Parcel Number: 005.B-0018.0      Mailing Address: TOTH STEPHEN F  
Cama Number: 005.B-0018-0002.0      1 PONDSIDE LANE  
Property Address: 1.00 PONDSIDE LANE      BOLTON, MA 01740

Parcel Number: 005.B-0018.0      Mailing Address: HERITAGE MANOR DEV LLC  
Cama Number: 005.B-0018-0003.0      C/O TOLL BROTHERS INC  
Property Address: 3.00 PONDSIDE DR      60 MERRITT BLVD  
FISHKILL, NY 12524

Parcel Number: 005.B-0018.0      Mailing Address: HERITAGE MANOR DEV LLC  
Cama Number: 005.B-0018-0004.0      C/O TOLL BROTHERS INC  
Property Address: 3.00 PONDSIDE LANE 4      60 MERRITT BLVD  
FISHKILL, NY 12524

Parcel Number: 005.B-0018.0      Mailing Address: HERITAGE MANOR DEV LLC  
Cama Number: 005.B-0018-0005.0      C/O TOLL BROTHERS INC  
Property Address: 5.00 PONDSIDE DR      60 MERRITT BLVD  
FISHKILL, NY 12524

Parcel Number: 005.B-0018.0      Mailing Address: HERITAGE MANOR DEV LLC  
Cama Number: 005.B-0018-0006.0      C/O TOLL BROTHERS INC  
Property Address: 5.00 PONDSIDE LANE      60 MERRITT BLVD  
FISHKILL, NY 12524

Parcel Number: 005.B-0018.0      Mailing Address: HERITAGE MANOR DEV LLC  
Cama Number: 005.B-0018-0007.0      C/O TOLL BROTHERS INC  
Property Address: 7.00 PONDSIDE DR      60 MERRITT BLVD  
FISHKILL, NY 12524

**Subject Properties:**

005.C-0004.0  
005.C-0000-0004.0  
68.00 NOURSE RD

CHILDS GREGORY R & PATRICIA D  
68 NOURSE RD  
BOLTON, MA 01740

Parcel Number:	005.B-0018.0	Mailing Address:	HERITAGE MANOR DEV LLC C/O TOLL BROTHERS INC 60 MERRITT BLVD FISHKILL, NY 12524
Cama Number:	005.B-0018-0008.0		
Property Address:	7.00 PONDSIDE LANE		
Parcel Number:	005.B-0018.0	Mailing Address:	HERITAGE MANOR DEV LLC C/O TOLL BROTHERS INC 60 MERRITT BLVD FISHKILL, NY 12524
Cama Number:	005.B-0018-0009.0		
Property Address:	9.00 PONDSIDE DR		
Parcel Number:	005.B-0018.0	Mailing Address:	HERITAGE MANOR DEV LLC C/O TOLL BROTHERS INC 60 MERRITT BLVD FISHKILL, NY 12524
Cama Number:	005.B-0018-0010.0		
Property Address:	9.00 PONDSIDE LANE		
Parcel Number:	005.B-0018.0	Mailing Address:	HERITAGE MANOR DEV LLC C/O TOLL BROTHERS INC 60 MERRITT BLVD FISHKILL, NY 12524
Cama Number:	005.B-0018-0011.0		
Property Address:	11.00 PONDSIDE DR		
Parcel Number:	005.B-0018.0	Mailing Address:	HERITAGE MANOR DEV LLC C/O TOLL BROTHERS INC 60 MERRITT BLVD FISHKILL, NY 12524
Cama Number:	005.B-0018-0012.0		
Property Address:	11.00 PONDSIDE LANE		
Parcel Number:	005.B-0018.0	Mailing Address:	HERITAGE MANOR DEV LLC C/O TOLL BROTHERS INC 60 MERRITT BLVD FISHKILL, NY 12524
Cama Number:	005.B-0018-0013.0		
Property Address:	13.00 PONDSIDE DR		
Parcel Number:	005.B-0018.0	Mailing Address:	HERITAGE MANOR DEV LLC C/O TOLL BROTHERS INC 60 MERRITT BLVD FISHKILL, NY 12524
Cama Number:	005.B-0018-0015.0		
Property Address:	15.00 PONDSIDE DR		
Parcel Number:	005.B-0018.0	Mailing Address:	HERITAGE MANOR DEV LLC C/O TOLL BROTHERS INC 60 MERRITT BLVD FISHKILL, NY 12524
Cama Number:	005.B-0018-0017.0		
Property Address:	17.00 PONDSIDE DR 1		
Parcel Number:	005.B-0018.0	Mailing Address:	HERITAGE MANOR DEV LLC C/O TOLL BROTHERS INC 60 MERRITT BLVD FISHKILL, NY 12524
Cama Number:	005.B-0018-0019.0		
Property Address:	19.00 PONDSIDE DR 2		
Parcel Number:	005.B-0018.0	Mailing Address:	SMITH JANET D & SANFORD B 20 PONDSIDE DR BOLTON, MA 01740
Cama Number:	005.B-0018-0020.0		
Property Address:	20.00 PONDSIDE DR 5		
Parcel Number:	005.B-0018.0	Mailing Address:	JEN LUCY JY 21 PONDSIDE DR BOLTON, MA 01740
Cama Number:	005.B-0018-0021.0		
Property Address:	21.00 PONDSIDE DR 3		



**Subject Properties:**

005.C-0004.0  
005.C-0000-0004.0  
68.00 NOURSE RD

CHILDS GREGORY R & PATRICIA D  
68 NOURSE RD  
BOLTON, MA 01740

Parcel Number:	005.B-0018.0	Mailing Address:	HERITAGE MANOR DEV LLC C/O TOLL BROTHERS INC 60 MERRITT BLVD FISHKILL, NY 12524
Cama Number:	005.B-0018-0022.0		
Property Address:	22.00 PONDSIDE DR 6		
Parcel Number:	005.B-0018.0	Mailing Address:	WEILER RAYMOND A & CHERYL A 23 PONDSIDE DR BOLTON, MA 01740
Cama Number:	005.B-0018-0023.0		
Property Address:	23.00 PONDSIDE DR 4		
Parcel Number:	005.B-0018.0	Mailing Address:	OLDHAM THOMAS & MARTHA 24 PONDSIDE DR BOLTON, MA 01740
Cama Number:	005.B-0018-0024.0		
Property Address:	24.00 PONDSIDE DR 7		
Parcel Number:	005.B-0018.0	Mailing Address:	ROSA ANTHONY & ANNETTE 26 PONDSIDE DR BOLTON, MA 01740
Cama Number:	005.B-0018-0026.0		
Property Address:	26.00 PONDSIDE DR 8		
Parcel Number:	005.B-0018.0	Mailing Address:	HERBISON EMMA M 28 PONDSIDE DR BOLTON, MA 01740
Cama Number:	005.B-0018-0028.0		
Property Address:	28.00 PONDSIDE DR 9		
Parcel Number:	005.B-0018.0	Mailing Address:	BEYRANEVAND ALI L & JOYCE BEYRA 30 PONDSIDE DR BOLTON, MA 01740
Cama Number:	005.B-0018-0030.0		
Property Address:	30.00 PONDSIDE DR 10		
Parcel Number:	005.B-0018.0	Mailing Address:	HERITAGE MANOR DEV LLC C/O TOLL BROTHERS INC 60 MERRITT BLVD FISHKILL, NY 12524
Cama Number:	005.B-0018-0032.0		
Property Address:	32.00 PONDSIDE DR		
Parcel Number:	005.B-0018.0	Mailing Address:	HERITAGE MANOR DEV LLC C/O TOLL BROTHERS INC 60 MERRITT BLVD FISHKILL, NY 12524
Cama Number:	005.B-0018-0034.0		
Property Address:	34.00 PONDSIDE DR		
Parcel Number:	005.B-0018.0	Mailing Address:	HERITAGE MANOR DEV LLC C/O TOLL BROTHERS INC 60 MERRITT BLVD FISHKILL, NY 12524
Cama Number:	005.B-0018-0036.0		
Property Address:	36.00 PONDSIDE DR		
Parcel Number:	005.B-0018.0	Mailing Address:	ROCK CAROL J 38 PONDSIDE DR BOLTON, MA 01740
Cama Number:	005.B-0018-0038.0		
Property Address:	38.00 PONDSIDE DR		
Parcel Number:	005.B-0018.0	Mailing Address:	WEINGARDEN ALAN M & WYNNE 40 PONDSIDE DR BOLTON, MA 01740
Cama Number:	005.B-0018-0040.0		
Property Address:	40.00 PONDSIDE DR		
Parcel Number:	005.B-0018.0	Mailing Address:	HERITAGE MANOR DEV LLC C/O TOLL BROTHERS INC 60 MERRITT BLVD FISHKILL, NY 12524
Cama Number:	005.B-0018-0042.0		
Property Address:	42.00 PONDSIDE DR		

**Subject Properties:**

005.C-0004.0  
 005.C-0000-0004.0  
 68.00 NOURSE RD

CHILDS GREGORY R & PATRICIA D  
 68 NOURSE RD  
 BOLTON, MA 01740

Parcel Number: 005.B-0018.0 Mailing Address: HERITAGE MANOR DEV LLC  
 C/O TOLL BROTHERS INC  
 60 MERRITT BLVD  
 FISHKILL, NY 12524  
 Cama Number: 005.B-0018-0044.0  
 Property Address: 44.00 PONDSIDE DR

Parcel Number: 005.B-0018.0 Mailing Address: HERITAGE MANOR DEV LLC  
 C/O TOLL BROTHERS INC  
 60 MERRITT BLVD  
 FISHKILL, NY 12524  
 Cama Number: 005.B-0018-0046.0  
 Property Address: 46.00 PONDSIDE DR

Parcel Number: 005.B-0018.0 Mailing Address: HERITAGE MANOR DEV LLC  
 C/O TOLL BROTHERS INC  
 60 MERRITT BLVD  
 FISHKILL, NY 12524  
 Cama Number: 005.B-0018-0048.0  
 Property Address: 48.00 PONDSIDE DR

Parcel Number: 005.B-0018.0 Mailing Address: HERITAGE MANOR DEV LLC  
 C/O TOLL BROTHERS INC  
 60 MERRITT BLVD  
 FISHKILL, NY 12524  
 Cama Number: 005.B-0018-0050.0  
 Property Address: 50.00 PONDSIDE DR

Parcel Number: 005.B-0018.0 Mailing Address: HERITAGE MANOR DEV LLC  
 C/O TOLL BROTHERS INC  
 60 MERRITT BLVD  
 FISHKILL, NY 12524  
 Cama Number: 005.B-0018-0051.0  
 Property Address: 51.00 PONDSIDE DR

Parcel Number: 005.B-0018.0 Mailing Address: HERITAGE MANOR DEV LLC  
 C/O TOLL BROTHERS INC  
 60 MERRITT BLVD  
 FISHKILL, NY 12524  
 Cama Number: 005.B-0018-0052.0  
 Property Address: 52.00 PONDSIDE DR

Parcel Number: 005.B-0018.0 Mailing Address: HERITAGE MANOR DEV LLC  
 C/O TOLL BROTHERS INC  
 60 MERRITT BLVD  
 FISHKILL, NY 12524  
 Cama Number: 005.B-0018-0053.0  
 Property Address: 53.00 PONDSIDE DR

Parcel Number: 005.B-0018.0 Mailing Address: HERITAGE MANOR DEV LLC  
 C/O TOLL BROTHERS INC  
 60 MERRITT BLVD  
 FISHKILL, NY 12524  
 Cama Number: 005.B-0018-0054.0  
 Property Address: 54.00 PONDSIDE DR

Parcel Number: 005.B-0018.0 Mailing Address: HERITAGE MANOR DEV LLC  
 C/O TOLL BROTHERS INC  
 60 MERRITT BLVD  
 FISHKILL, NY 12524  
 Cama Number: 005.B-0018-0055.0  
 Property Address: 55.00 PONDSIDE DR

Parcel Number: 005.B-0018.0 Mailing Address: HERITAGE MANOR DEV LLC  
 C/O TOLL BROTHERS INC  
 60 MERRITT BLVD  
 FISHKILL, NY 12524  
 Cama Number: 005.B-0018-0056.0  
 Property Address: 56.00 PONDSIDE DR

Parcel Number: 005.B-0018.0 Mailing Address: HERITAGE MANOR DEV LLC  
 C/O TOLL BROTHERS INC  
 60 MERRITT BLVD  
 FISHKILL, NY 12524  
 Cama Number: 005.B-0018-0057.0  
 Property Address: 57.00 PONDSIDE DR

Subject Properties:	
005.C-0004.0 005.C-0000-0004.0 68.00 NOURSE RD	CHILDS GREGORY R & PATRICIA D 68 NOURSE RD BOLTON, MA 01740

Parcel Number: 005.B-0018.0 Cama Number: 005.B-0018-0058.0 Property Address: 58.00 PONDSIDE DR	Mailing Address: HERITAGE MANOR DEV LLC C/O TOLL BROTHERS INC 60 MERRITT BLVD FISHKILL, NY 12524
Parcel Number: 005.B-0018.0 Cama Number: 005.B-0018-0059.0 Property Address: 59.00 PONDSIDE DR	Mailing Address: HERITAGE MANOR DEV LLC C/O TOLL BROTHERS INC 60 MERRITT BLVD FISHKILL, NY 12524
Parcel Number: 005.B-0018.0 Cama Number: 005.B-0018-0060.0 Property Address: 68.00 PONDSIDE DR	Mailing Address: HERITAGE MANOR DEV LLC C/O TOLL BROTHERS INC 60 MERRITT BLVD FISHKILL, NY 12524
Parcel Number: 005.B-0018.0 Cama Number: 005.B-0018-0061.0 Property Address: 61.00 PONDSIDE DR	Mailing Address: HERITAGE MANOR DEV LLC C/O TOLL BROTHERS INC 60 MERRITT BLVD FISHKILL, NY 12524
Parcel Number: 005.B-0018.0 Cama Number: 005.B-0018-0062.0 Property Address: 70.00 PONDSIDE DR	Mailing Address: HERITAGE MANOR DEV LLC C/O TOLL BROTHERS INC 60 MERRITT BLVD FISHKILL, NY 12524
Parcel Number: 005.B-0018.0 Cama Number: 005.B-0018-0063.0 Property Address: 63.00 PONDSIDE DR	Mailing Address: HERITAGE MANOR DEV LLC C/O TOLL BROTHERS INC 60 MERRITT BLVD FISHKILL, NY 12524
Parcel Number: 005.B-0018.0 Cama Number: 005.B-0018-0064.0 Property Address: 72.00 PONDSIDE DR	Mailing Address: HERITAGE MANOR DEV LLC C/O TOLL BROTHERS INC 60 MERRITT BLVD FISHKILL, NY 12524
Parcel Number: 005.B-0018.0 Cama Number: 005.B-0018-0065.0 Property Address: 65.00 PONDSIDE DR	Mailing Address: HERITAGE MANOR DEV LLC C/O TOLL BROTHERS INC 60 MERRITT BLVD FISHKILL, NY 12524
Parcel Number: 005.B-0018.0 Cama Number: 005.B-0018-0066.0 Property Address: 82.00 PONDSIDE DR 13	Mailing Address: HERITAGE MANOR DEV LLC C/O TOLL BROTHERS INC 60 MERRITT BLVD FISHKILL, NY 12524
Parcel Number: 005.B-0018.0 Cama Number: 005.B-0018-0067.0 Property Address: 67.00 PONDSIDE DR	Mailing Address: HERITAGE MANOR DEV LLC C/O TOLL BROTHERS INC 60 MERRITT BLVD FISHKILL, NY 12524
Parcel Number: 005.B-0018.0 Cama Number: 005.B-0018-0068.0 Property Address: 84.00 PONDSIDE DR 12	Mailing Address: HERITAGE MANOR DEV LLC C/O TOLL BROTHERS INC 60 MERRITT BLVD FISHKILL, NY 12524



**Subject Properties:**

005.C-0004.0  
005.C-0000-0004.0  
68.00 NOURSE RD

CHILDS GREGORY R & PATRICIA D  
68 NOURSE RD  
BOLTON, MA 01740

Parcel Number: 005.B-0018.0 Mailing Address: HERITAGE MANOR DEV LLC  
C/O TOLL BROTHERS INC  
Cama Number: 005.B-0018-0069.0 60 MERRITT BLVD  
Property Address: 69.00 PONDSIDE DR FISHKILL, NY 12524

Parcel Number: 005.B-0018.0 Mailing Address: HERITAGE MANOR DEV LLC  
C/O TOLL BROTHERS INC  
Cama Number: 005.B-0018-0070.0 60 MERRITT BLVD  
Property Address: 86.00 PONDSIDE DR FISHKILL, NY 12524

Parcel Number: 005.B-0018.0 Mailing Address: HERITAGE MANOR DEV LLC  
C/O TOLL BROTHERS INC  
Cama Number: 005.B-0018-0071.0 60 MERRITT BLVD  
Property Address: 71.00 PONDSIDE DR FISHKILL, NY 12524

Parcel Number: 005.B-0018.0 Mailing Address: HERITAGE MANOR DEV LLC  
C/O TOLL BROTHERS INC  
Cama Number: 005.B-0018-0073.0 60 MERRITT BLVD  
Property Address: 73.00 PONDSIDE DR FISHKILL, NY 12524

Parcel Number: 005.B-0018.0 Mailing Address: INNELLA JOHN & CECELIA  
Cama Number: 005.B-0018-0075.0 75 PONDSIDE DR  
Property Address: 75.00 PONDSIDE DR 17 BOLTON, MA 01740

Parcel Number: 005.B-0018.0 Mailing Address: MARASHIO LINDA M  
Cama Number: 005.B-0018-0077.0 77 PONDSIDE DR  
Property Address: 77.00 PONDSIDE DR 16 BOLTON, MA 01740

Parcel Number: 005.B-0018.0 Mailing Address: AYOUB DEBORAH  
Cama Number: 005.B-0018-0079.0 79 PONDSIDE DR  
Property Address: 79.00 PONDSIDE DR BOLTON, MA 01740

Parcel Number: 005.B-0018.0 Mailing Address: THERESA A HERMS REVOCABLE LIVIN  
Cama Number: 005.B-0018-0081.0 81 PONDSIDE DR  
Property Address: 81.00 PONDSIDE DR 14 BOLTON, MA 01740

Parcel Number: 005.B-0018.0 Mailing Address: HERITAGE MANOR DEV LLC  
C/O TOLL BROTHERS INC  
Cama Number: 005.B-0018-0083.0 60 MERRITT BLVD  
Property Address: 83.00 PONDSIDE DR FISHKILL, NY 12524

Parcel Number: 005.C-0003.0 Mailing Address: JAMES DAVID R  
Cama Number: 005.C-0000-0003.0 BROOKE HERTER JAMES  
Property Address: 51.00 NOURSE RD 51 NOURSE RD  
BOLTON, MA 01740

Parcel Number: 005.C-0003.A Mailing Address: SIEGEL JON K & NANCY D  
Cama Number: 005.C-0000-0003.A 99 NOURSE RD  
Property Address: 99.00 NOURSE RD EP1 BOLTON, MA 01740

Parcel Number: 005.C-0037.0 Mailing Address: SMITH BRIAN W & PATRICIA D  
Cama Number: 005.C-0000-0037.0 71 NOURSE RD  
Property Address: 71.00 NOURSE RD BOLTON, MA 01740

**Subject Properties:**

005.C-0004.0  
005.C-0000-0004.0  
68.00 NOURSE RD

CHILDS GREGORY R & PATRICIA D  
68 NOURSE RD  
BOLTON, MA 01740

Parcel Number: 005.C-0059.0

Mailing Address:

SCHOEPKE ERIK J  
ELIZABETH MOREFIELD SCHOEPKE  
54 NOURSE RD  
BOLTON, MA 01740

Cama Number: 005.C-0000-0059.0  
Property Address: 54.00 NOURSE RD 2

Parcel Number: 005.C-0063.0

Mailing Address:

HOPKINS PETER S & LISA J  
60 NOURSE RD  
BOLTON, MA 01740

Cama Number: 005.C-0000-0063.0  
Property Address: 60.00 NOURSE RD

Parcel Number: 005.C-0078.0

Mailing Address:

JAMES DAVID R & BROOK HERTER JA  
D R JAMES 2000 TR / B H JAMES 2000  
51 NOURSE RD  
BOLTON, MA 01740

Cama Number: 005.C-0000-0078.0  
Property Address: 0.00 NOURSE RD 3

Parcel Number: 005.C-0079.0

Mailing Address:

JAMES DAVID R & BROOK HERTER JA  
D R JAMES 2000 TR / B H JAMES 2000  
51 NOURSE RD  
BOLTON, MA 01740

Cama Number: 005.C-0000-0079.0  
Property Address: 0.00 NOURSE RD 4



TOWN OF BOLTON  
BOARD OF APPEALS

Filed with the Town Clerk on:

2010 MAY -4 PM 3:51

Town Hall, 668 Main Street, Bolton MA 01740  
Phone 978-779-3308 Fax 978-779-5461

Pamela H. Powell  
TOWN CLERK


**APPLICATION FOR HEARING**

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

Applicant/Petitioner:	GREGORY AND PATRICIA CHILDS
Address of applicant:	68 Nourse Road, BOLTON
Applicant is:	<input checked="" type="checkbox"/> -Owner <input type="checkbox"/> -Tenant <input type="checkbox"/> -Licensee <input type="checkbox"/> -Prospective Buyer
Property address:	68 Nourse Road
Assessor Map/Parcel Number of property	5.64
Deed reference(s):	Book <u>34472</u> Page <u>84</u>
Owner name (if person other than applicant)	
Owner address:	68 Nourse Road Bolton, MA
Owner telephone number:	h: 978.779.0109    c: 508.868.5250
Application & all other materials and fee for:	<input checked="" type="checkbox"/> -Variance, \$100 + \$6 per abutter on certified abutters list <input checked="" 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)

(25) = 150

\$250.00  
waive  
the  
Variance  
Fee.  
due to  
abutter  
list  
#5.

<b>Description of problem for which relief is sought:</b>	REQUEST RELIEF OF THE FRONT SETBACK (50') FOR AN ADDITION TO THE REAR OF A NON-CONFORMING STRUCTURE.
<b>Applicable section(s) of Zoning Bylaws or other reference for consideration by Board of Appeals:</b>	By-Law: 2.1.3.3
<b>Justification for request: (attach additional information if necessary)</b>	THE ADDITION IS LESS THAN A 60% INCREASE TO THE STRUCTURE'S FLOOR AREA. FURTHER, VIEWS OF THE ADDITION FROM THE ROAD WOULD BE LIMITED AS THOSE VIEWS ARE BLOCKED FROM SIGHT BY AN EXISTING STRUCTURE ON THE PROPERTY. THERE WOULD BE NO DETRIMENTAL IMPACT ON THE NEIGHBORHOOD.
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)	4/26/10 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.**