



TOWN OF GRAFTON
Zoning Board of Appeals
GRAFTON MEMORIAL MUNICIPAL CENTER
30 PROVIDENCE ROAD
GRAFTON, MASSACHUSETTS 01519
Phone: (508) 839-5335 ext 1154 • FAX: (508) 839-4602
www.grafton-ma.gov

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Agenda
Zoning Board of Appeals
Thursday, MAY 5, 2016
7:30 P.M. in Conference Room A
At the Municipal Center

Case #815- 25 North Street – Special Permit

**Case #816 – 296 Upton Street, The Grafton Flea Market – Modify Special Permit
issued on 9/18/2015**

Case #817 – 57 Oak Street – Special Permit

Case #818 – 25R Trinity Ave., The Grafton Water District - Variance

7:30 p.m. - Case #815 – 25 North Street – Special Permit

To allow relief from Sec. 3.4.3.5 to add stairs to a pre-existing, non-conforming deck. The required setback is 15' and the current setback is 1.3, we need 13.7' of relief.

7:50 p.m. – Case #817 – 57 Oak Street – Special Permit

To allow a second story addition to a pre-existing, non-conforming structure where 30' of frontage is required and we have 15', 14', and 12' setbacks and we are looking for 14', 16', and 18, of relief respectively. The addition will not be more detrimental to the neighborhood.

**8:15 p.m. – Case #816 – 296 Upton Street – Grafton Flea Market
Modify Special Permit**

To modify a special permit originally issued on September 18, 2015, allowing for the sale of alcoholic beverages at the Grafton flea Market. The applicant proposes to relocate the outdoor seating area from the approved location to an area adjacent to the existing building and food services. This is a request to extend and alter a pre-existing, non-conforming use under Sec. 3.4.3.5 of the Grafton Zoning By-Law. See attached site plan.

8:45 p.m. – 25R Trinity Ave. – The Grafton Water District – Variance

To allow access to the buildable portion of the property from the existing 10' frontage located at the end of the cul-de-sac. We are requesting relief from Sec. 3.2.3.2, the minimum frontage of 125', relief of 115'. We are also requesting relief from 3.3.3.4, the 10' stabilized vegetation border.

New Business:

Old Business:

Other Business: Minutes, Bills,

Items not reasonably anticipated by the Chairman 48 hours in advance of the meeting

Adjournment