



**Guerriere &
Halnon, Inc.**
ENGINEERING & LAND SURVEYING

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Est. 1972

EXHIBIT 1

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RECEIVED

FILE

JAN 31 2014

**PLANNING BOARD
GRAFTON, MA**

January 30, 2014

RECEIVED

Town of Grafton Planning Board
Grafton Municipal Center
30 Providence Road
Grafton, MA. 01519

APR 1 2016

**PLANNING BOARD
GRAFTON, MA**

RE: Special Permit/Site Plan Review Application - #18 Taft Mill Road, Lot 40
for an Accessory Apartment

FILE

Dear Board Members,

On behalf of Charles R. Montgomery, Jr. the owner of the above mentioned property we are filing the attached application for an accessory apartment for use by the parent of the owner. This apartment will be located in the basement of the existing house. The exterior of the building will not be modified to accommodate the apartment. The building will still look like all of the "Blackstone Model" homes constructed in Brookmeadow Village. The house was built with a walkout basement leading to an 18 foot by 18 foot concrete patio. The property is tied into the municipal sewer system and the South Grafton Water District water system. Copies of the Site Development Plan and the Building Plans are attached.

This parcel of land is an approved as a *residential house lot within* Brookmeadow Village a Flexible development subdivision. The property will be occupied fully by a single-extended family as is the usual case with residential properties. The main house will have four bedrooms and the accessory apartment will have one bedroom. This property will not be used for business purposes so any shipping and receiving activities will be similar to the other residential properties in the neighborhood. The interior renovations to the house will require at a Building Permit. There will be no other significant change to the property use; the property will remain *residential*. The walkout provide alternative access to the apartment.

Requested Waivers

Section 1.3.3.3(d)

20. Show service areas and all facilities for screening. This application is for a residential use. There will be no service areas or other facilities that will need to be screened.

21. **Landscaping.** The applicant requests that the proposed landscaping need not be Shown. The property has been landscaped in a similar manner to all the other single family residences in this neighborhood.
22. **Lighting.** The applicant requests that the exterior lighting for the property not be shown on the Site Plan and that it be left to the discretion of the owner. Residential property owners are generally left to their own preferences when installing lighting on their property.
23. **Proposed signs.** No signs are currently proposed.
25. **Storm Water Management Facilities.** The applicant requests that no additional drainage be shown on the proposed plan other than those facilities constructed for the Subdivision Roadway System. A complete Storm Water Management Plan was submitted during the subdivision process.
27. **Exterior storage areas.** No exterior storage areas are currently proposed.

Section 1.3.3.3(e) Hydrogeological Study

The applicant requests a waiver from this regulation because a detailed Hydrogeological Study was submitted during the subdivision process.

Section 1.3.3.3(f)

The applicant requests a waiver from having to prepare a report showing calculations of the volume of earth to be removed or delivered to the site. No work outside of the existing building is proposed.

Section 8.2.1

The applicant requests a waiver of the need for a Traffic Study. The purpose of this application is to obtain a permit allowing an accessory one-bedroom apartment to be occupied by a senior citizen. The traffic generated by this individual will not have an impact on peak traffic flows on the neighboring streets.

The property does not lie within a Multi-family District, the Water Supply Overlay District or a Flood Plain District.

The proposed use for this property is in harmony with the general purpose of the Zoning Bylaw. The building will only be utilized for residential purposes. It will be utilized by a single-extended family. The exterior of the structure will resemble a single family residential home. Access and egress to the property will not be different than any other single family home in the neighborhood. Sufficient off-street parking is provided. Refuse collection areas will be similar to the other homes in the vicinity. All Setback and Open Space Requirements have been met. There will be no significant impact to any public or private water supply.

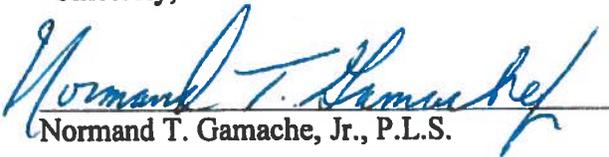
Enclosed you will find the following:

- 1 – Original Executed Special Permit Application
- 1 – Original Executed Site Plan Review Application
- 1 – Check in the amount of \$250.00 for the Filing Fee
- 1 - Original Certificate of Good Standing

- 1 – Check in the amount of \$112.00 for the Advertising Fee
- 1 – Copy of the Certified Abutters List
- 2 – Sets of Mailing Labels for Mailing to Abutters
- 2 – Sets of (20) 4 1/8 x 11 1/2 Stamped Envelopes for Mailing Notice to Abutters
- 20 – 8 1/2" x 11" copies of the Site Plan
- 20 – Photos of the existing House depicting structure elevations
- 5 – 24' x 36" Prints of the First Floor Plan
- 20 – 11" x 17" Prints of the First Floor Plans
- 5 – 24' x 36" Prints of the Accessory Apartment Floor Plan
- 20 – 11" x 17" Prints of the Accessory apartment Floor Plans
- 1 – Original Statement from the Design Engineer and Land Surveyor
- 1 – Original Statement from the Owner

I trust this information is sufficient for your purposes. Please feel to call me if you should have any questions.

Sincerely,


Normand T. Gamache, Jr., P.L.S.


Charles R. Montgomery, Jr. Applicant