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TOWN OF GRAFTON
GRAFTON MEMORIAL MUNICIPAL CENTER
30 PROVIDENCE ROAD
GRAFTON, MASSACHUSETTS 01519
(508) 839-5335 ext 120 • FAX (508) 839-4602
www.grafton-ma.gov

APR 11 2016

PLANNING BOARD
GRAFTON, MA

PLANNING BOARD

APPLICATION FOR SITE PLAN APPROVAL

Application No. SP 2016-7

APPLICANT NAME: Georgia + George Huralambus

STREET 8 Powerline Drive CITY/TOWN Grafton

STATE MA ZIP 01519 TELEPHONE 508-839-7314

PROPERTY OWNER NAME: George + Georgia Huralambus

STREET same CITY/TOWN _____

STATE _____ ZIP _____ TELEPHONE _____

Deed recorded in the Worcester District Registry of Deeds Book 11503 Page 392

CONTACT PERSON'S NAME: Alexandra Kalkounis

TELEPHONE 774-641-1470

RECEIVED TOWN CLERK
GRAFTON, MA
2016 APR 11 AM 10 56

SITE INFORMATION:

STREET AND NUMBER 8 Powerline Drive

ZONING DISTRICT R-2 ASSESSOR'S MAP 98 LOT #(S) 96

LOT SIZE 0.46 Ac / 20,000 / 11445ft FRONTAGE _____

CURRENT USE primary residence removed

PLAN INFORMATION:

PLAN TITLE _____

PREPARED BY John Marro

DATE PREPARED _____ REVISION DATE _____

Describe proposed changes / additions: in-law apartment / accessory apt. owners will move in and daughter will stay in main house

TO THE GRAFTON PLANNING BOARD:

The undersigned, being the APPLICANT named above, hereby applies for approval of the above entitled SITE PLAN by the Planning Board and certifies that, to the best of APPLICANT'S knowledge and belief, the information contained herein is correct and complete and that said PLAN conforms with the requirements of the Zoning By-Law of the Town of Grafton.

Applicant's Signature [Signature] Date: 3/22/16

Property Owner's Signature (if not Applicant) _____ Date: _____

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PLANNING BOARD
GRAFTON, MA

PLANNING BOARD

APPLICATION FOR SPECIAL PERMIT

Application No. SP 2016-1

APPLICANT & PROPERTY OWNER INFORMATION

NAME Georgia + George Haralambous
STREET 8 Powerline Drive CITY/TOWN Grafton
STATE MA ZIP 01519 TELEPHONE 508-839-7314
NAME OF PROPERTY OWNER (if different from Applicant) Same
Deed recorded in the Worcester District Registry of Deeds Book 11503 Page 392

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2016 APR 11 PM 10 56

SITE INFORMATION:

STREET AND NUMBER 8 Powerline Drive
ZONING DISTRICT R-20 ASSESSOR'S MAP 98 LOT #(S) 96
LOT SIZE 0.46 Acres / 11445 sq ft approx 20,000 sq ft. FRONTAGE _____
CURRENT USE Primary residence

PROJECT/PLAN INFORMATION:

PLAN TITLE Proposed House Addition for: Haralambous Residence
PREPARED BY (name/address of PE/ Architect) John Marro III
DATES 2/27/2016

Use for which Special Permit is sought: (refer to § 3.2.3.1 of the Zoning Bylaw - Use Regulation Table):

In-law Apartment/Accessary suite

Cite all appropriate sections of the Zoning By-Law which pertain to this Application, Use and Site:

Sections: 2.1, 3.2.3.1

TO THE GRAFTON PLANNING BOARD:

The undersigned, being the APPLICANT named above, hereby applies for a SPECIAL PERMIT to be granted by the Planning Board and certifies that, to the best of APPLICANT'S knowledge and belief, the information contained herein is correct and complete.

Applicant's Signature [Signature]

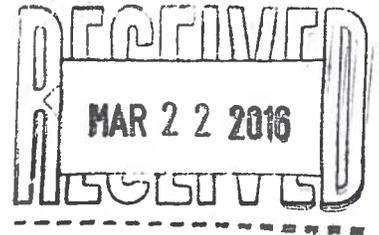
Date: 3/22/16

Property Owner's Signature (if not Applicant) _____

Date: _____



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FILE

TREASURER / COLLECTOR

Certificate of Good Standing

Applicants seeking permits with the Town of Grafton must submit this completed form at the time of application. When all obligations are paid to date, you must attach this "Certificate of Good Standing," with your application. Delinquent bills must be paid in full before the appropriate department accepts your application. Please make arrangements to pay these outstanding bills at the Collector's Office.

Please note: it can take up to three (3) business days to process each request.

Please check all that apply and indicate if permit(s) have been issued.

		Permit Issued?				Permit Issued?	
		Yes	No			Yes	No
<input type="checkbox"/>	Building - Inspection(s)	_____	_____	<input type="checkbox"/>	Septic System	_____	_____
<input type="checkbox"/>	Building - Electric	_____	_____	<input type="checkbox"/>	Conservation	_____	_____
<input type="checkbox"/>	Building - Plumbing	_____	_____	<input type="checkbox"/>	Planning	_____	_____
<input type="checkbox"/>	Board of Health	_____	_____	<input type="checkbox"/>	Other	_____	_____

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**PLANNING BOARD
GRAFTON, MA**

Other Permit: _____

George + Georgia Haralawlos Same
 Petitioner Name Property Owner / Applicant

8 powerline Dr Grafton same
 Petitioner Address Property Address

Grafton MA 01519
 City, State, Zip City, State, Zip

508 839 7314
 Phone

Date:	Current	Delinquent	N/A
Real Estate	✓		
Personal Property			✓
Motor Vehicle Excise	✓		
Disposal	✓		
General Billing			✓

[Signature] _____ 3/22/16
 Treasurer / Collector Signature Date

8 Powerline Drive
Map 98, Lot 96

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Sammie Kalinowski
Sammie Kalinowski, Office Manager

PARCEL ID	LOCATION	OWNER 1	OWNER 2	ADDRESS	CITY	ST	ZIP	BK	PG
110/097.0-0000-0020.C	119 PLEASANT STREET	HENRICH GARY	PLANNING BOARD	63 WOOD STREET	JEFFERSON	MA	01522	44290	123
110/098.0-0000-0068.0	12 CHERYL DRIVE	DORE RANDOLPH B	GRAFTON, MA	12 CHERYL DRIVE	GRAFTON	MA	01519	7874	187
110/098.0-0000-0069.0	14 CHERYL DRIVE	RECCHIA ROBERT W		16 PUTNAM LANE	GRAFTON	MA	01519	18372	20
110/098.0-0000-0070.0	2 POWERLINE DRIVE	CAMPANALE KATHLEEN T		2 POWERLINE DRIVE	GRAFTON	MA	01519	12245	79
110/098.0-0000-0071.0	4 POWERLINE DRIVE	DUNN AMY B		4 POWERLINE DRIVE	GRAFTON	MA	01519	45624	86
110/098.0-0000-0072.0	6 POWERLINE DRIVE	KLOTZ RICHARD E		6 POWERLINE DRIVE	GRAFTON	MA	01519	19894	364
110/098.0-0000-0073.0	13 CHERYL DRIVE	CLARK CHRISTOPHER M		13 CHERYL DRIVE	GRAFTON	MA	01519	49681	388
110/098.0-0000-0074.0	9 POWERLINE DRIVE	ALLIA PETER M		9 POWERLINE DRIVE	GRAFTON	MA	01519	6451	44
110/098.0-0000-0075.0	11 CHERYL DRIVE	MISTERKA ROBERT M & MARY L TRUSTEES		11 CHERYL DRIVE	GRAFTON	MA	01519	54753	218
110/098.0-0000-0076.0	10 SPANISH RIVER ROAD	MAGLIARO JOHN		10 SPANISH RIVER ROAD	GRAFTON	MA	01519	6550	196
110/098.0-0000-0078.0	8 SPANISH RIVER ROAD	PARLANTE CHRISTOPHER R		8 SPANISH RIVER ROAD	GRAFTON	MA	01519	43536	43
110/098.0-0000-0088.0	9 SPANISH RIVER ROAD	HAMILTON KERRI L		9 SPANISH RIVER ROAD	GRAFTON	MA	01519	39502	237
110/098.0-0000-0089.0	11 SPANISH RIVER ROAD	DAGILIS BENJAMIN		11 SPANISH RIVER ROAD	GRAFTON	MA	01519	37007	175
110/098.0-0000-0090.0	13 POWERLINE DRIVE	COSTELLO MICHAEL D JR		13 POWERLINE DRIVE	GRAFTON	MA	01519	38387	93
110/098.0-0000-0093.0	16 POWERLINE DRIVE	LAPAN ALBERT JR		P O BOX 213	GRAFTON	MA	01519	6650	294
110/098.0-0000-0094.0	14 POWERLINE DRIVE	VALVERDE JORGE L		14 POWERLINE DRIVE	GRAFTON	MA	01519	30997	283
110/098.0-0000-0095.0	12 POWERLINE DRIVE	KERR STEPHEN		12 POWELINE DRIVE	GRAFTON	MA	01519	52931	303
110/098.0-0000-0096.0	8 POWERLINE DRIVE	HARALAMBOUS GEORGE A		8 POWERLINE DRIVE	GRAFTON	MA	01519	11503	392
110/098.0-0000-0098.0	3 TRINITY AVENUE	FRANCO KENNY L		3 TRINITY AVENUE	GRAFTON	MA	01519	52328	161
110/098.0-0000-0099.0	5 TRINITY AVENUE	YOUNG JERRY J		5 TRINITY AVENUE	GRAFTON	MA	01519	6761	265
110/098.0-0000-0100.A	7 TRINITY AVENUE	TRITES RYAN W		7 TRINITY AVENUE	GRAFTON	MA	01519	52900	248
110/098.0-0000-0101.0	9 TRINITY AVENUE	DEUTSCH LAWRENCE E		9 TRINITY AVENUE	GRAFTON	MA	01519	31054	327
110/098.0-0000-0102.0	11 TRINITY AVENUE	MCANNALLY NICOLE		11 TRINITY AVENUE	GRAFTON	MA	01519	51951	265
110/098.0-0000-0115.0	12 TRINITY AVENUE	O'CONNOR DEREK		12 TRINITY AVENUE	GRAFTON	MA	01519	42700	272
110/098.0-0000-0116.0	10 TRINITY AVENUE	HOGAN JEFFREY		10 TRINITY AVENUE	GRAFTON	MA	01519	50901	162
110/098.0-0000-0117.0	8 TRINITY AVENUE	GLICKMAN STEVEN E		8 TRINITY AVENUE	GRAFTON	MA	01519	46644	221
110/098.0-0000-0118.0	6 TRINITY AVENUE	GANNON CHRISTOPHER P		6 TRINITY AVENUE	GRAFTON	MA	01519	31555	92
110/098.0-0000-0119.0	4 TRINITY AVENUE	SHUKLA VIJAY R		4 TRINITY AVENUE	GRAFTON	MA	01519	6815	143
110/098.0-0000-0120.0	2 TRINITY AVENUE	POLANIK JAN PETER		2 TRINITY AVENUE	GRAFTON	MA	01519	10909	1

Town of Grafton
Planning Board
30 Providence Road
Grafton, Ma 101519

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PLANNING BOARD
GRAFTON, MA

Re: 8 Powerline Drive, Grafton, MA 01519

To whom it may concern:

We have owned 8 Powerline Drive since 1988 and have recently retired and are looking to sell the house to our daughter and son in law. Currently, we live in the house with our daughter and son in law and would like to build an in-laws apartment/accessory apartment so that we can move in there and our daughter can buy and live in the main house. Being newly retired we would like to travel and building an accessory apartment makes the most sense so that we can be free to come and go while knowing that our daughter will look after our apartment. This will be the primary residence for Alexandra & Kosta Kalkounis and their future family and for George & Georgia Haralambous.

The footprint of the addition will be approximately 20 x 24 feet (650 square feet). The main floor (top floor) will consist of a galley kitchen/living room, full bathroom and bedroom. The second floor will consist of storage for the boiler and a finished basement/storage area. The connecting point will be from the current kitchen.

We have lived in Grafton for over 30 years and our children love Grafton and by selling them our house and building an in-laws apartment it is the perfect way to keep our family in Grafton and for our daughter to start a family here.

Respectfully,


George Haralambous


Georgia Haralambous

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PLANNING BOARD
GRAFTON, MA

EXHIBIT

We are requesting waivers from the requirements of Sections 1.3.3.3 (d)-(g) relevant to site plan review:

1. Provided
2. Provided
3. Provided
4. Provided
5. Provided
6. Provided
7. Provided
8. Provided
9. Provided

10-31 - Waiver requested

- e. waiver requested
- f. waiver requested
- g. provided

— #^s 11,13 - included in plan

24 - Addition and existing house connected to municipal sewer

section 8.2.1 – traffic study – waiver requested.

31. We are requesting the accessory apartment so that we can sell our house to our daughter and we can reside in the apartment.

**PLOT PLAN
 PREPARED FOR
 ALEXANDRA HARALAMBOUS
 8 POWERLINE DRIVE
 GRAFTON, MASSACHUSETTS
 OCTOBER 29, 2015
 SCALE: 1 INCH = 30 FEET**

**JARVIS LAND SURVEY, INC
 29 GRAFTON CIRCLE
 SHREWSBURY, MA 01545
 TEL. (508) 842-8087
 FAX. (508) 842-0661
 EMAIL: JARVISLAND@AOL.COM**

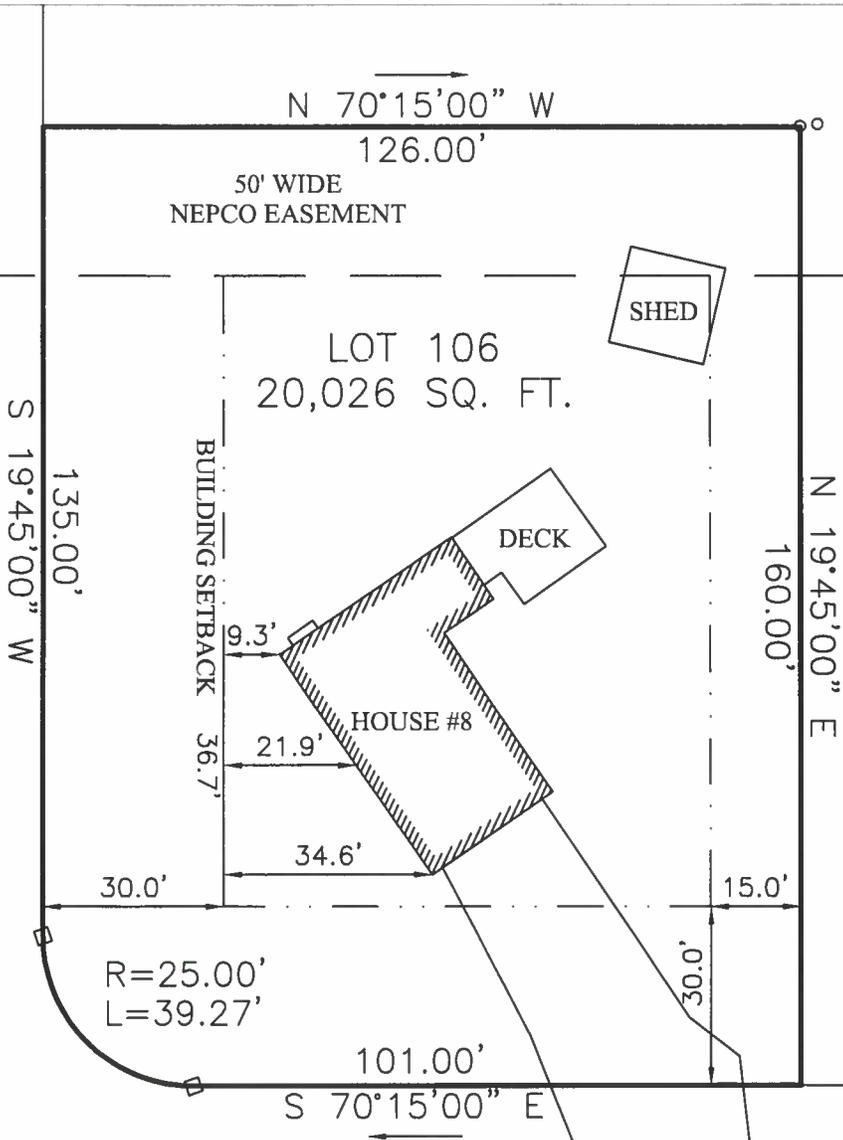
THE SURVEYOR RETAINS COPYRIGHT TO THE PLAN OF SURVEY, AND RE-USE OF THIS PLAN IS NOT ALLOWED WITHOUT PERMISSION FROM THE SURVEYOR.

1. THIS PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE FINDINGS SUCH A REPORT MIGHT DISCLOSE.
2. THIS PLAN HAS NOT BEEN PREPARED FOR RECORDING PURPOSES.
3. THE LICENSED MATERIAL CONTAINS VALUABLE PROPRIETARY INFORMATION BELONGING EXCLUSIVELY TO JARVIS LAND SURVEY, INC. THE LICENSED MATERIAL AND THE INFORMATION CONTAINED THEREON ARE COPYRIGHTED INSTRUMENTS OF PROFESSIONAL SERVICES AND SHALL NOT BE USED, IN WHOLE OR IN PART, FOR ANY PROJECT OTHER THAN THAT FOR WHICH THEY WERE CREATED, WITHOUT THE EXPRESS WRITTEN CONSENT OF JARVIS LAND SURVEY, INC. YOU AGREE NEVER TO REMOVE ANY NOTICES OF COPYRIGHT, NOR TO REPRODUCE OR MODIFY THE LICENSED MATERIAL.

**ASSESSORS MAP 98
 LOT 96**

ZONE: R-20

SPANISH RIVER ROAD



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**PLANNING BOARD
 GRAFTON, MA
 10-30-15**



POWERLINE DRIVE

**PLOT PLAN
PREPARED FOR
ALEXANDRA HARALAMBOUS
8 POWERLINE DRIVE
GRAFTON, MASSACHUSETTS
OCTOBER 29, 2015
SCALE: 1 INCH = 30 FEET**

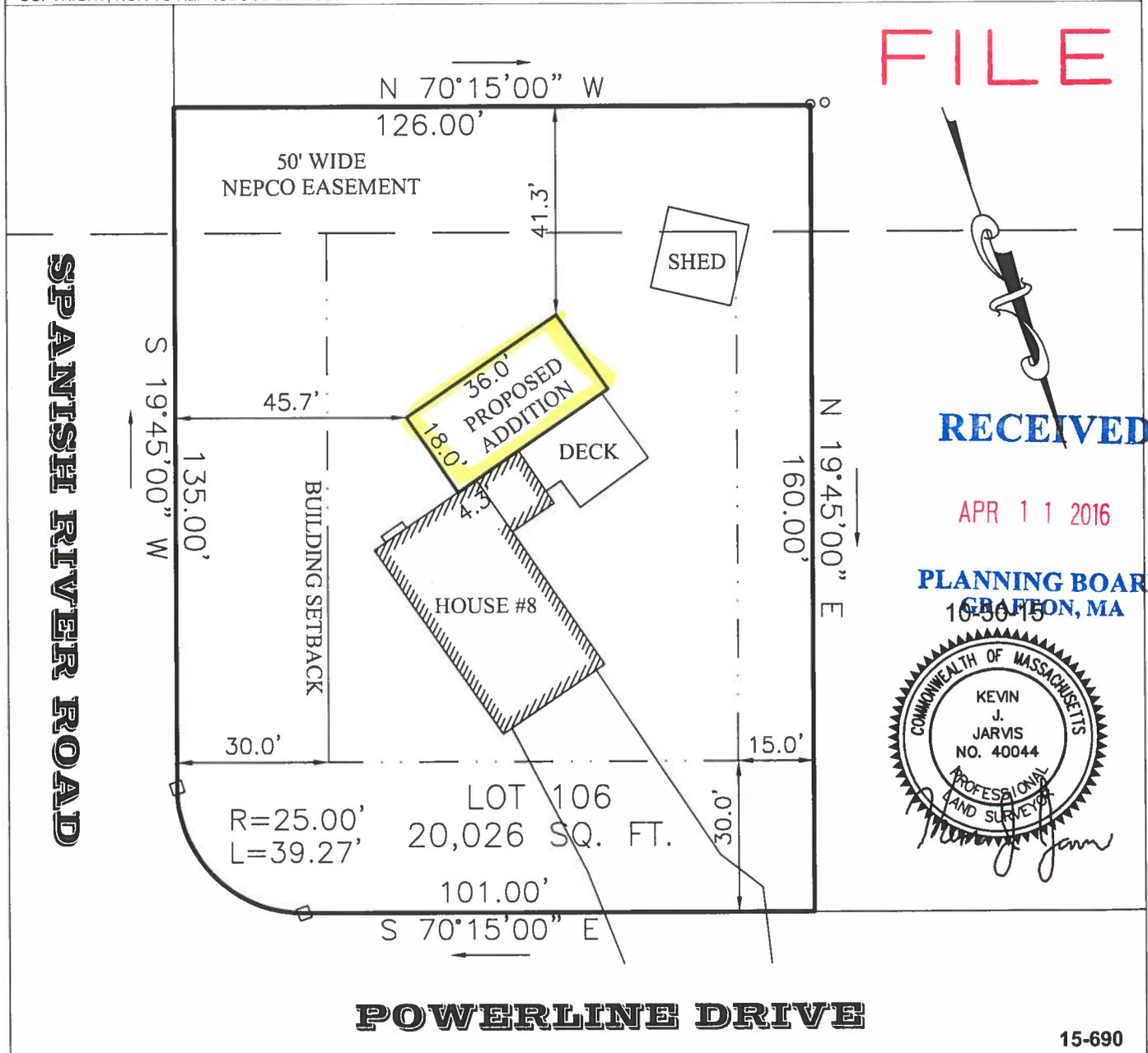
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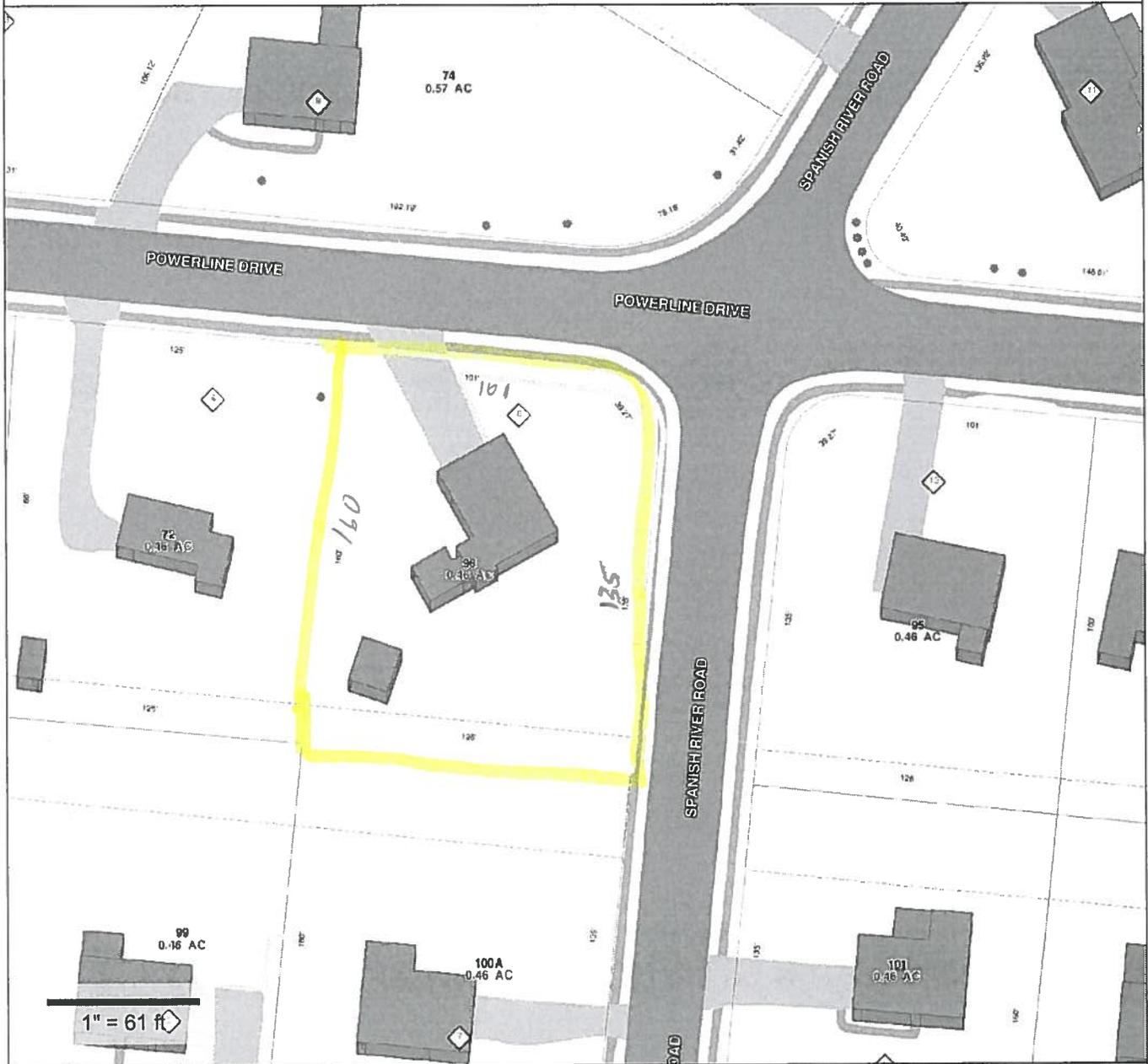
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**ASSESSORS MAP 98
LOT 96**

ZONE: R-20



8 Powerline Drive



Property Information

Property ID 110/098.0-0000-0096.0
Location 8 POWERLINE DRIVE
Owner HARALAMBOUS GEORGE A
 HARALAMBOUS GEORGIA

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**PLANNING BOARD
GRAFTON, MA**



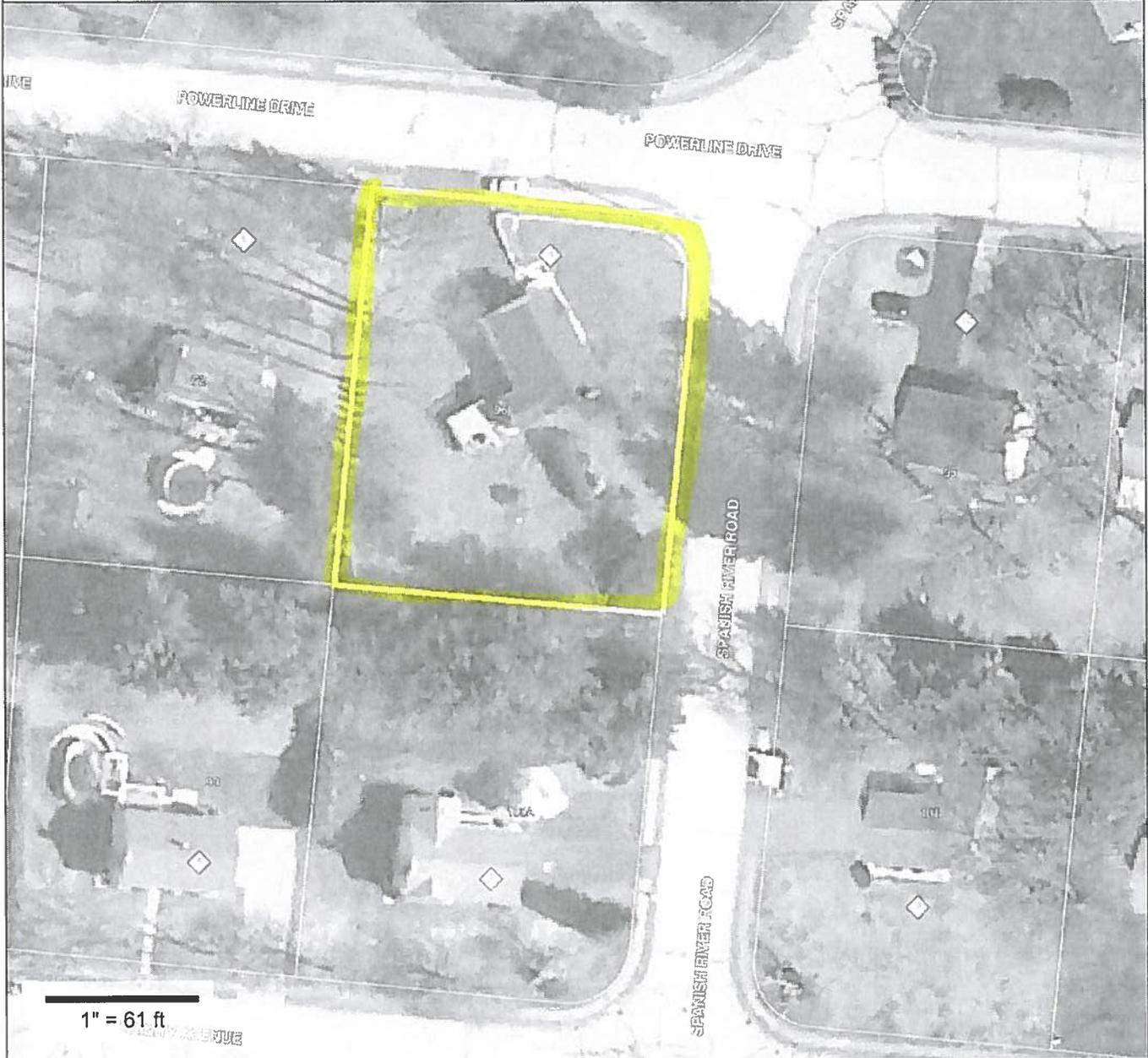
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

The Town makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Parcels updated December 31, 2013



8 Powerline Drive



Property Information

Property ID 110/098.0-0000-0096.0
Location 8 POWERLINE DRIVE
Owner HARALAMBOUS GEORGE A
 HARALAMBOUS GEORGIA

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**PLANNING BOARD
GRAFTON, MA**



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Parcels updated December 31, 2013



FILE



REScheck Software Version 4.6.2 Compliance Certificate

Project Proposed addition to residence

Energy Code: **2012 IECC**
Location: **Grafton, Massachusetts**
Construction Type: **Single-family**
Project Type: **Addition**
Climate Zone: **5 (6698 HDD)**
Permit Date:
Permit Number:

Construction Site:
8 Powerline Drive
Grafton, MA

Owner/Agent:
Haralambous Residence

Designer/Contractor:
John Marro III, AIA
John Marro III, AIA Architect
One Grafton Common
Suite 12
Grafton, MA 01519

Compliance: Passes using UA trade-off

Compliance: **0.0% Better Than Code** Maximum UA: **107** Your UA: **107**

The % Better or Worse Than Code Index reflects how close to compliance the house is based on code trade-off rules. It DOES NOT provide an estimate of energy use or cost relative to a minimum-code home.

Envelope Assemblies

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	U-Factor	UA
Ceiling 1: Flat Ceiling or Scissor Truss	650	38.0	0.0	0.030	20
Wall 1: Wood Frame, 16" o.c.	756	21.0	0.0	0.057	38
Window 1: Vinyl/Fiberglass Frame:Double Pane with Low-E	55			0.280	15
Door 1: Solid	40			0.320	13
Floor 1: All-Wood Joist/Truss:Over Unconditioned Space	650	30.0	0.0	0.033	21

Compliance Statement: The proposed building design described here is consistent with the building plans, specifications, and other calculations submitted with the permit application. The proposed building has been designed to meet the 2012 IECC requirements in REScheck Version 4.6.2 and to comply with the mandatory requirements listed in the REScheck Inspection Checklist.

John Marro III AIA Architect

3-1-16

Name - Title

Signature

Date

Project Notes:

This Energy Compliance report is for proposed addition and does not include areas of existing house.

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GRAFTON, MA