

To: Grafton Planning Board

From: Richard and Leslie St. Jean

RE: In Law Suite / accessory apartment at 5 Sibley St Grafton, MA

1.3.3.3 (c) Written Description of proposed use

July 27, 2016

Project description /
narrative

FILE

It is our intent to use a portion of a newly constructed 2 Story single family home at 5 Sibley Street as an accessory apartment. The square footage to be used as the accessory apartment is 550 sq ft all residing on the first floor which will consist of a bedroom, kitchen, living area, full bath and laundry room. It is approximately 16% of the total finished square footage of the home.

There are two entrances/exits from the accessory apartment. The first is located from a common area hallway within the main home, and the second is to the shared back deck with the main home. Therefore, there is no separate entry, it is part of the home itself. It was constructed along with the home in 2016. Therefore, it rests upon the same poured concrete foundation with convention residential framing and has complied with all applicable codes and regulations. It has passed all foundation, insulation, electrical, plumbing and fire inspections (from rough to final). It is connected to Municipal sewer.

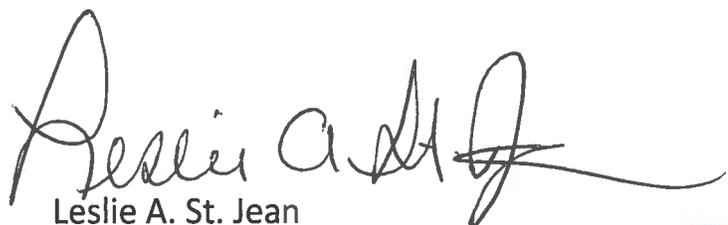
The occupants of the accessory apartment will be Leslie's parents. In future years, the accessory apartment will be used by our cognitively impaired son (currently 14 years old with a form of severe autism) through his adult years to provide him with a form of independence.

Thank you in advance in the hearing of our case and we look forward to discussing our intended use of this space with you. Should any questions arise prior to the hearing date, please do not hesitate to contact either of us.

Sincerely,



Richard E. St. Jean



Leslie A. St. Jean

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JUL 29 2016

PLANNING BOARD
GRAFTON, MA

The following is a list of Site Plan waivers we are requesting from sec 1.3.3.3 of the Grafton Zoning By -laws

1. This information is provided on the application
2. This information is provided on the application
3. This information is provided on the application
4. This information is provided on the application
5. This information is provided on the application
6. This information is provided on the application
7. This information is provided on the application
8. This information is provided on the plan
9. This information is provided on the plan
10. This information is provided on the plan
11. This information is provided on the application
12. N/A waiver requested
13. This information is provided on the application attachment
14. Waiver requested
15. Waiver requested
16. Waiver requested
17. N/A Waiver requested
18. Shown on lot plan
19. Waiver requested
20. Waiver requested
21. Waiver requested
22. Waiver requested
23. Waiver Requested
24. Waiver Requested
25. On lot plan
26. On lot plan
27. Waiver requested
28. Waiver requested
29. Waiver requested
30. Waiver requester
31. All contained in the description of the intended use.

1.3.3.3 (e) Storm water management: Waiver requested

1.3.3.3 (f) Calculation for earth removal: Waiver requested – no material to be removed from premises

1.3.3.3 (g) Written statements: waiver requested

8.2.1 Traffic Study: Waiver Requested

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