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**PLANNING BOARD  
GRAFTON, MA**

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

Subject: Special Permit, New two family home  
13 Snow Road

Dear Board members,

August 30, 2016

The application for the Special Permit was prepared for the owner Theodore Leszczynski. Enclosed are the required attachments for a special permit to construct a new two family home in the R20 zone. The lot previously had a single family home that was demolished for placement of a new home. Currently there are no structures on the property. The lot is located in the water supply protection overlay district. The property is serviced by municipal sewer and water service.

The footprint of the structure is 4,286 square feet. The proposed structure complies with all the set back requirements and the performance standards in Section 4.1 of the Zoning By-Law. The duplex will have two separate garages and driveways. The total coverage of the lot is 23.9%. All runoff will be recharged on site by surface infiltration to vegetated (seeded) areas.

The scale of the project is limited to a two family dwelling on previously developed single-family house lot. We would ask the Planning Board for the following waivers to Sections 1.3.3.3.

- (21) Landscaping plan. The yard will remain lawn area and the disturbed areas will be loamed and seeded.
- (22) Lighting Plan. There is no surface lighting proposed. The lighting will be standard residential light fixtures at doors.
- Traffic Study. The traffic impact is minimal.

If you have any questions or require supplemental material please contact me at (508) 333-6862.

Thank you

  
Alfred Trifone