



PLANNING BOARD

TOWN OF GRAFTON
GRAFTON MEMORIAL MUNICIPAL CENTER
30 PROVIDENCE ROAD
GRAFTON, MASSACHUSETTS 01519
(508) 839-5335 x1120 • FAX (508) 839-4602
planningdept@grafton-ma.gov
www.grafton-ma.gov

FORM A

RECEIVED

OCT 19 2016

PLANNING BOARD
GRAFTON, MA

APPLICATION FOR ENDORSEMENT OF PLAN
BELIEVED NOT TO REQUIRE APPROVAL (ANR)

Application No. ANR 2016-13

1. OWNER OF RECORD: David W. Brossi

STREET / P.O. Box 15 Juniper Lane CITY/TOWN Grafton
STATE MA ZIP 01519 TELEPHONE 508-266-0290

Deed recorded in the Worcester District Registry of Deeds: Book 55774 Page 378

2. NAME OF APPLICANT: Brossi Realty Trust

STREET / P.O. Box 15 Juniper Lane CITY/TOWN Grafton
STATE MA ZIP 01519 TELEPHONE 508-266-0290

3. ENGINEER / LAND SURVEYOR: Stephen P. Converse, PLS/ Waterman Design Associates, Inc.

STREET / P.O. Box 31 East Main Street CITY/TOWN Westborough
STATE MA ZIP 01581 TELEPHONE 508-366-6552

4. NAME OF AGENT / CONTACT PERSON: Wayne M. Belec/ Waterman Design Associates, Inc.

STREET / P.O. Box 31 East Main St. CITY/TOWN Westborough
STATE MA ZIP 01581 TELEPHONE 508-366-6552

5. LOCATION OF LAND: on the West side of South Street
400 feet South of Grafton Common
(Direction) (Street)

Total Acreage 4.73 ac + 3.76 ac = 8.53 ac. Zoning District(s) (including overlay zones) R-40/R M-F

ASSESSOR'S MAP 110/074.0 LOT #(S) 0013.0 Zip Code 01519
110/074.0 0033.0

6. Has the Zoning Board of Appeals, Planning Board or Board of Selectmen granted any variance, exception, or special permit concerning this property? Yes No X

7. List all contiguous holdings in the same ownership (as defined in the Subdivision Regulations)

Map(s) 110/074.0 Lot(s) 0033.0

8. Affidavit by Engineer / Land Surveyor who stamped / signed the plan that all items required are shown (enclosed attested document).

Applicant's Signature Date: 10/16/16

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

RECEIVED TOWN CLERK
GRAFTON, MA
2016 OCT 19 AM 11:14

Application No. ANR 2016-13

Affidavit ANR Plan Submittal

I, Stephen P. Converse, PLS
(Name of Surveyor/Engineer - Please Print)

hereby attest that all above information, required by the Grafton Subdivision Rules and Regulations, is accurately and completely shown on the plan of land

dated 10/19/16,

regarding MAP(s) 110/074.0 LOT #(S) 0013.0
110/014.0 0033.0

on 10 South Street in the Town of Grafton.
(property address)

Signature: Stephen P. Converse

Address Waterman Design Associates, Inc.
31 East Main St.

City / Town Westborough

State MA ZIP 01581

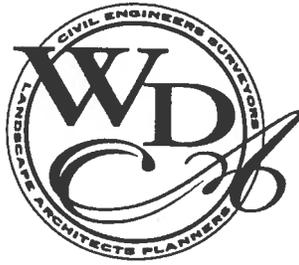
Phone: 508-366-6552

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OCT 19 2016

**PLANNING BOARD
GRAFTON, MA**

WATERMAN DESIGN ASSOCIATES, INC.



31 East Main Street, Westborough, MA 01581
508.366.6552 Fax 508.366.6506
watermandesign.com

October 19, 2016

RECEIVED

Ms. Donna M. Girouard, Town Clerk
Office of the Town Clerk
30 Providence Road
Grafton, Massachusetts 01519

OCT 19 2016

**PLANNING BOARD
GRAFTON, MA**

Via: Hand Delivery

Reference: Application for Endorsement of Plan Believed Not to Require Approval
10 South Street & 41 Church Street
Grafton, Massachusetts
JN-1046.01

Dear Ms. Girouard:

This notice is to inform you, in accordance with Section 81T of Chapter 41 of the Massachusetts General Laws, that we are hereby filing an Application for Endorsement of a Plan Believed Not to Require Approval (ANR-Form A) in accordance with Section 3.1 of the Rules and Regulations Governing the Subdivision of Land in Grafton. The property included on this plan submission is shown on Assessors Map 074.0 as Parcels 0013.0 and 0033.0 in the Town of Grafton.

The owner of the property is:

David W. Brossi
15 Juniper Lane
Grafton, MA 01519

We thank you in advance for your attention to the enclosed Application (Form A).

Very truly yours,

WATERMAN DESIGN ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read 'Wayne M. Belec'. The signature is stylized with a long horizontal stroke extending to the right.

Wayne M. Belec
Senior Project Manager/Business Development

cc: Mr. David W. Brossi

G:\common\1046A\ANR\1046 ANR TC It 001.doc

FILE

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OCT 19 2016

PLANNING BOARD
GRAFTON, MA

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? Yes No
Building - Inspection(s)
Building - Electric
Building - Plumbing
Board of Health
Septic System
Conservation
Planning
Other

Other Permit:

David W. Brossi
Petitioner Name
15 Juniper Lane
Petitioner Address
Grafton, MA 01519
City, State, Zip
508-266-0290
Phone
Same
Property Owner / Company Name
10 South Street
Property Address
Grafton, MA
City, State, Zip

Table with 4 columns: Date, Current, Delinquent, N/A. Rows include Real Estate, Personal Property, Motor Vehicle Excise, Disposal, General Billing.

Tina Abdi
Treasurer / Collector Name (please print)
Tina Abdi
Treasurer / Collector Signature
10/19/16
Date

FILE



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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	_____	_____

Other Permit: _____

David W. Bossi

 Petitioner Name
 15 Juniper Lane

 Petitioner Address
 Grafton , MA 01519

 City, State, Zip
 508-266-0290

 Phone

Same

 Property Owner / Company Name
~~10 South Street~~ & 41 Church Street

 Property Address
 Grafton, MA

 City, State, Zip

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

Tina Abdi

 Treasurer / Collector Name (please print) Treasurer / Collector Signature 10/19/2016

 Date

NOTES:

1. THIS PLAN IS INTENDED TO SUPERSEDE A PLAN ENTITLED " PLAN OF LAND OF ELIZA C. KEITH IN GRAFTON, MASS." RECORDED AT THE WORCESTER DISTRICT REGISTRY OF DEEDS IN PLAN BOOK 253, PLAN 57.
2. PARCEL A IS NOT CONSIDERED A BUILDING LOT.
3. PARCEL A TO BE COMBINED WITH 41 CHURCH STREET LOT (PLAN BOOK 45159 PAGE 168) TO CREATE A CONTIGUOUS LOT 2.
4. PROPOSED EASEMENT ON LOT 1 FOR THE BENEFIT OF LOT 2.
5. NO APPROXIMATE LIMITS OF ZONE A (AREAS OF 100-YEAR FLOOD) OR ZONE C (AREAS OF MINIMAL FLOODING) EXIST WITHIN THE SUBJECT PROPERTIES AS COMPILED FROM NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NUMBERS 25027C 0833E AND 25027C 0829E, EFFECTIVE JULY 4, 2011.

ASSESSORS MAP REFERENCES:

PARCEL ID: 074.0 - 0013.0
PARCEL ID: 083.0 - 0009.B

DEED REFERENCES:

DEED BOOK 55774 PAGE 378

PLAN REFERENCES:

PLAN BOOK 226 PLAN 64
PLAN BOOK 386 PLAN 26
PLAN BOOK 253 PLAN 57
PLAN BOOK 614 PLAN 10
L.C. PLAN 14482-B

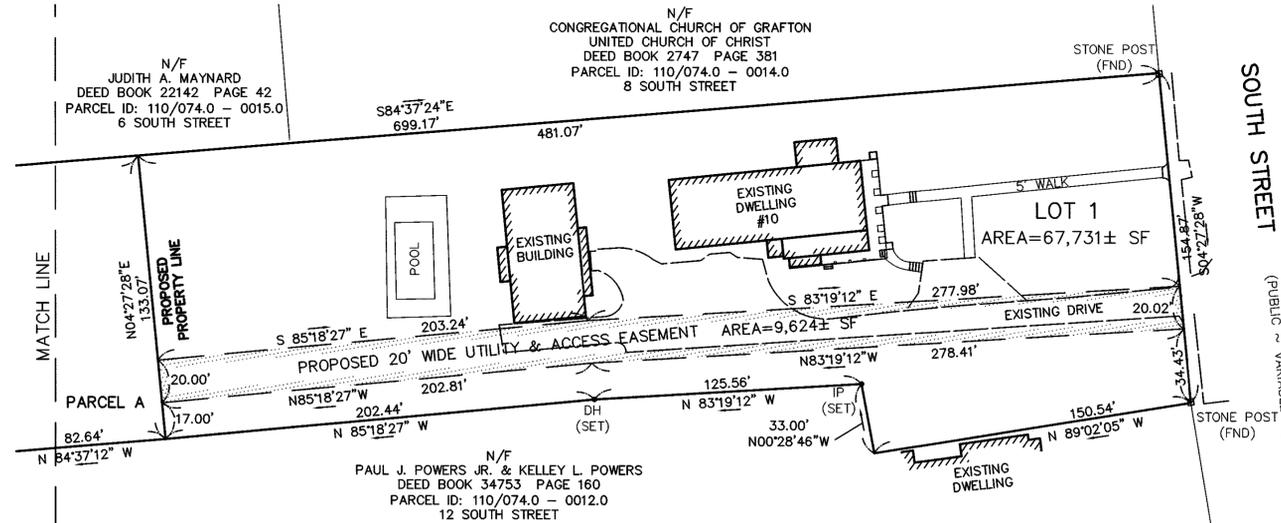
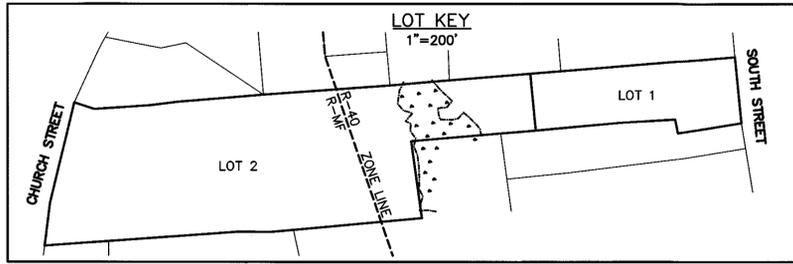
FIRM CLASSIFICATION:

FLOOD INSURANCE RATE MAP NUMBER
25027C0833E AND 25027C0829E
EFFECTIVE JULY 4, 2011

ZONING CLASSIFICATION:

RESIDENTIAL (R-40) AND RESIDENTIAL MULTI-FAMILY

	R-40	R-MF
MINIMUM LOT AREA:	40,000 S.F.	44,000 S.F.
MINIMUM LOT FRONTAGE:	140 FEET	150 FEET
MINIMUM FRONT YARD:	30 FEET	35 FEET
MINIMUM SIDE YARD:	15 FEET	30 FEET
MINIMUM REAR YARD:	15 FEET	50 FEET
MAXIMUM BUILDING HEIGHT:	35 FEET	40 FEET
MAXIMUM BUILDING STORIES:	-	-
MAXIMUM LOT COVERAGE:	30%	40%
MINIMUM OPEN SPACE:	-	-



APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED.

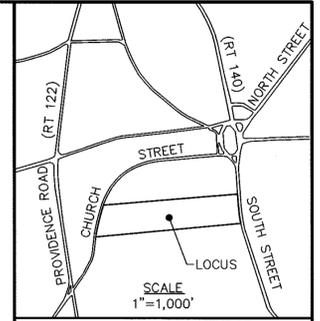
COMPLIANCE WITH ZONING OR OTHER REGULATIONS IS NEITHER EXPRESSED NOR IMPLIED.

GRAFTON PLANNING BOARD

DATE

LEGEND:

DESCRIPTION	EXISTING
BUILDING	
EDGE OF PAVEMENT	
FOUND	
IRON PIPE	
IRON ROD	
MASSACHUSETTS HIGHWAY BOUND	
NOW OR FORMERLY	
PLUS OR MINUS	
SQUARE FEET	



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REV.	DATE	DESCRIPTION	INT.
A		INITIAL ISSUE	

CERTIFICATION:

THE CERTIFICATION SHOWN HEREON IS INTENDED TO MEET REGISTRY OF DEEDS REQUIREMENTS AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN OF GRAFTON ASSESSORS RECORDS.

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.



STEPHEN P. CONVERSE, PLS #33885 DATE 10/13/16

PREPARED BY:



WATERMAN DESIGN ASSOCIATES, INC.

31 East Main Street
Westborough, MA 01581

508.366.6552
508.366.6506 (fax)
watermandesign.com wda@wdassoc.com

OWNER:

DAVID W. BROSSI

15 Juniper Lane
Grafton, MA

PREPARED FOR:

DAVID W. BROSSI

15 Juniper Lane
Grafton, MA

TITLE:

PLAN OF LAND

10 SOUTH STREET & 41 CHURCH STREET

Grafton, MA

(Worcester County)

APPROVAL NOT REQUIRED



DATE: 10/11/16 SCALE: 1" = 40'

JOB NO.: 1046.01 DWN. BY: TBS

FILE NO.: 1046100 CHK'D. BY: SPC

DRAWING NO.: 1046101A SHEET: 1

THIS DRAWING IS NOT FOR CONSTRUCTION UNTIL ISSUED FOR CONSTRUCTION BY WATERMAN DESIGN ASSOCIATES, INC.