



TOWN OF GRAFTON
 GRAFTON MEMORIAL MUNICIPAL CENTER
 30 PROVIDENCE ROAD
 GRAFTON, MASSACHUSETTS 01519
 (508) 839-5335 ext 1120 • FAX (508) 839-4602
 www.grafton-ma.gov

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**PLANNING BOARD
 GRAFTON, MA**

PLANNING BOARD

APPLICATION FOR SITE PLAN APPROVAL

Application No. SP 2016-2

APPLICANT NAME: Richard Cornell

STREET 7 BRUCE Street CITY/TOWN GRAFTON

STATE MA ZIP 01519 TELEPHONE (cell) 781-389-0104

PROPERTY OWNER NAME: Richard Cornell

STREET 7 BRUCE Street CITY/TOWN GRAFTON

STATE MA ZIP 01519 TELEPHONE (cell) 781-389-0104

Deed recorded in the Worcester District Registry of Deeds Book 45253 Page 58

CONTACT PERSON'S NAME: Richard Cornell

TELEPHONE (cell) 781-389-0104

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 GRAFTON, MA
 2016 JAN 14 PM 1

SITE INFORMATION:

STREET AND NUMBER 7 BRUCE Street

ZONING DISTRICT R40 ASSESSOR'S MAP 110 LOT #(S) 83

LOT SIZE .70 AC FRONTAGE _____

CURRENT USE Single Dwelling Residential

PLAN INFORMATION:

PLAN TITLE _____

PREPARED BY _____

DATE PREPARED _____ REVISION DATE _____

Describe proposed changes / additions: _____

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 Richard Cornell Date: 1/14/16

Property Owner's Signature (if not Applicant) Richard Cornell Date: 1/14/16



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PLANNING BOARD
GRAFTON, MA

APPLICATION FOR SPECIAL PERMIT

Application No. SP 2016-2

APPLICANT & PROPERTY OWNER INFORMATION

NAME Richard Coznel
STREET 7 BRUCE Street CITY/TOWN Grafton MA
STATE MA ZIP 01519 TELEPHONE (cell) 781-389-0104
NAME OF PROPERTY OWNER (if different from Applicant) _____

Deed recorded in the Worcester District Registry of Deeds Book 45253 Page 58

SITE INFORMATION:

STREET AND NUMBER 7 BRUCE Street
ZONING DISTRICT R40 ASSESSOR'S MAP 110 LOT #(S) 83
LOT SIZE .70 AC FRONTAGE 129.92'
CURRENT USE Single Dwelling Residential

PROJECT/PLAN INFORMATION:

PLAN TITLE _____
PREPARED BY (name/address of PE/ Architect) _____
DATES _____

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

Accessory Apartment

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

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: 1/14/16

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



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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	_____	_____

Other Permit: _____

Richard Corneli
 Petitioner Name

Richard Corneli
 Property Owner / Company Name

7 BRUCE STREET
 Petitioner Address

7 BRUCE STREET
 Property Address

GRAFTON MA 01519
 City, State, Zip

Grafton, MA 01519
 City, State, Zip

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**PLANNING BOA
 GRAFTON, MA**

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

Samantha Luke
 Treasurer / Collector Name (please print)

Samantha Luke
 Treasurer / Collector Signature

11/17/15
 Date

11/18/2015

7 Bruce Street
Map 83, Lot 31

Tammy Kalinowski
Tammy Kalinowski, Office Manager

PARCEL ID	LOCATION	OWNER 1	OWNER 2	ADDRESS	CITY	ST	ZIP	BK	PG
110/083.0-0000-0011.0	4 BRUCE STREET	LUKASEVICZ RONALD W	LUKASEVICZ CHRISTINE	4 BRUCE STREET	GRAFTON	MA	01519	35206	306
110/083.0-0000-0013.0	2 BRUCE STREET	MORGAN JOHN J	MORGAN ANN V	2 BRUCE STREET	GRAFTON	MA	01519	36683	236
110/083.0-0000-0017.0	2 OLD UPTON ROAD	TRAHAN LORI D & ROGER R	DAUPHINAIS CRAIG V & CAROL M	4 OLD UPTON ROAD	GRAFTON	MA	01519	28146	230
110/083.0-0000-0017.A	5 BRUCE STREET	DAUPHINAIS CRAIG V	DAUPHINAIS CAROL M	5 BRUCE STREET	GRAFTON	MA	01519	18329	59
110/083.0-0000-0029.0	11 BRUCE STREET	ATHERHOLT DANIEL G		11 BRUCE STREET	GRAFTON	MA	01519	46574	203
110/083.0-0000-0030.0	9 BRUCE STREET	BROWN CHARLES J	BROWN PATRICIA A	9 BRUCE STREET	GRAFTON	MA	01519	48285	165
110/083.0-0000-0031.0	7 BRUCE STREET	CORNELL RICHARD L		7 BRUCE STREET	GRAFTON	MA	01519	45253	58
110/083.0-0000-0032.0	2 BETH LEE DRIVE	SMITH MARTIN A	LEFKOWITZ-SMITH LYDIA R	2 BETH LEE DRIVE	GRAFTON	MA	01519	22492	154
110/083.0-0000-0033.0	4 BETH LEE DRIVE	MCALLISTER KEVIN	MCALLISTER HEATHER M	4320 HAWKSONG PLACE	CARY	NC	27518	20220	4
110/083.0-0000-0034.0	6 BETH LEE DRIVE	CRANSHAW RICHARD A	CRANSHAW ANN G	6 BETH LEE DRIVE	GRAFTON	MA	01519	6379	251
110/083.0-0000-0035.0	7 BETH LEE DRIVE	KOCHEVAR GERALD JOHN	KOCHEVAR DEBORAH TURNER	7 BETH LEE DRIVE	GRAFTON	MA	01519	40364	159
110/083.0-0000-0036.0	5 BETH LEE DRIVE	ZIMMER JOAN E		5 BETH LEE DRIVE	GRAFTON	MA	01519	46099	235
110/083.0-0000-0037.0	3 BETH LEE DRIVE	DITULLIO DENNIS F	BOUTIN EUGENIE L	3 BETH LEE DRIVE	GRAFTON	MA	01519	19081	178
110/083.0-0000-0103.0	6 BRUCE STREET	BROADBENT WILLIAM E	BROADBENT PAULA	6 BRUCE STREET	GRAFTON	MA	01519	9222	311
110/083.0-0000-0104.0	8 BRUCE STREET	BOULANGER RICHARD G	BOULANGER CAROL A	8 BRUCE STREET	GRAFTON	MA	01519	13486	271
110/083.0-0000-0105.0	10 BRUCE STREET	MCDONOUGH MICHAEL P	DIGNAM LEAH M	10 BRUCE STREET	GRAFTON	MA	01519	40393	101
110/083.0-0000-0106.0	12 BRUCE STREET	CANAVAN THOMAS W	CANAVAN ADRIANA E K	12 BRUCE STREET	GRAFTON	MA	01519	9207	338
110/100.0-0000-0300.0	42 MAGILL DRIVE	MAGILL ASSOCIATES		P O BOX 565	GRAFTON	MA	01519	25732	78

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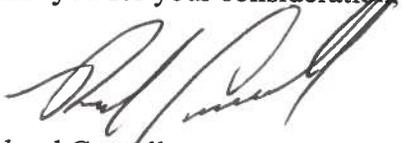
**PLANNING BOARD
GRAFTON, MA**

Project Description – Accessory Apartment – 7 Bruce Street

I am seeking a special permit to create an in accessory apartment within the existing footprint of my home. The renovation will add a kitchenette and bathroom to the existing area creating a separate living space resulting in an accessory apartment. The existing structure of my home can be described in two parts, the main part of the house which measures 32 x 24 and the other side of the existing home which measures 24x24.

The other side of the existing home currently includes a separate entrance, foyer, bedroom and living room. Adding a kitchenette and bathroom to that part of the house will result in an accessory apartment. My brother will reside in the accessory apartment and I will reside in the main house. My brother suffers from rheumatoid arthritis and his physical activities are very limited due to the arthritis. I would like to create a separate living space for him.

Thank you for your consideration.



Richard Cornell

Owner and occupant of 7 Bruce Street, Grafton, MA 01519

Accessory Apartment – 7 Bruce Street

JAN 14 2016

PLANNING BOARD
GRAFTON, MA

Section D

1. Name and address of the person(s) submitting the application
 - a. Richard Cornell, 7 Bruce Street, Grafton, MA 01519
 - b. Cell phone 781-389-0104
2. Name and address of the owner(s) of the subject property(ies), if different
 - a. Same as above
 - i. Richard Cornell, 7 Bruce Street, Grafton, MA 01519
3. Present use(s) of the land and description and use(s) of existing building(s) thereon, if any;
 - a. Single family residential property – Residential 40 (R40) zoning
4. Proposed use(s) of the land
 - a. Residential home with an accessory apartment
5. Proposed use(s) of existing buildings, if any
 - a. Single family residential with an accessory apartment
6. Description and proposed use(s) of the proposed building(s), if any;
 - a. This information included in the application
7. Zoning District(s) in which the parcel is located, including floodplain if applicable
 - a. Zone R40
8. Locus Map (scale of 1"=1,000') and north arrow
 - a. Maps included in the package
9. Title Block containing: name of the project; applicant; property owner; property address and Assessor's Map/Lot number; date (with revisions); name, address and phone number, and the signature and seal of the professional architect or engineer preparing the plan
 - a. This information is included with the application
10. Wetlands, Ponds, Streams, or other water bodies, including all applicable buffer zones
 - a. Waiver requested

11. Ownership of all abutting land and approximate location of buildings, driveways, and parking areas thereon within a maximum distance of two hundred feet (200') of the property lines
 - a. This information is included with the application
12. Existing and proposed topography at two-foot (2') elevation intervals
 - a. Waiver requested
13. All property lines of the subject property, and all setbacks of buildings and parking areas from said lines, and existing and proposed easements, if any
 - a. Shown in application – no easements
14. Extent and type of all existing and proposed surfaces (pervious and impervious) on the property, including specific materials
 - a. N/A - Waiver requested
15. Lot coverage calculations showing percentage of buildings, percentage of pavement and percentage of open space/ landscaped areas
 - a. N/A – Waiver requested
16. Parking calculations for proposed use(s), including all existing use(s) that will continue to exist on the property, if applicable
 - a. N/A – Waiver requested
17. Calculations of the volume of earth material to be removed or filled on the property, and delineation of the location(s) of such activity
 - a. No earth material to be removed or filled on the property
 - b. Shown on the the lot plan included
18. Driveways and driveway openings/entrances
 - a. Use of current driveway and entrance
19. Parking and loading spaces
 - a. N/A – Waiver requested
20. Service areas and all facilities for screening
 - a. N/A – Waiver requested
21. Landscaping
 - a. N/A – Waiver requested

22. Lighting
 - a. N/A – Waiver requested
23. Proposed signs (business, traffic, etc.);
 - a. N/A – Waiver requested
24. Sewage, refuse and other waste disposal
 - a. The addition and existing house to be connected to municipal sewer
25. Storm water management facilities (drainage)
 - a. Waiver requested
26. All structures and buildings associated with the proposed and existing use(s) on the property
 - a. The existing and proposed accessory apartment are shown on the plot plan
 - b. No additional footprint required
27. Exterior storage areas and fences
 - a. N/A – Waiver requested
28. Utilities and their exterior appurtenances (e.g., fire connections)
 - a. Public utilities for the existing home and proposed accessory apartment
29. Provisions for dust and erosion control
 - a. N/A – waiver requested
30. Any existing vegetation
 - a. No disruption to existing vegetation – waiver requested
31. Any other details or information deemed necessary by the Planning Board due to the unique nature of a proposed use or the subject property
 - a. The accessory apartment will not increase the footprint of the existing home
 - b. My brother will reside in the accessory apartment and I will reside in the main house. My brother suffers from rheumatoid arthritis and his physical activities are very limited due to the arthritis. I would like to create a separate living space for him

Section E - A storm water management hydrological study prepared in accordance with the Rules and Regulations Governing the Subdivision of Land: Grafton, Massachusetts (Sections 3.3.3.19 and 4.7.8)

Waiver requested

Section F – A report, if applicable, showing calculations of the volume of earth material to be removed from or delivered to the site, including a description of such removal or fill activity. Depending upon the volume of material to be removed or filled, the Planning Board may require the Applicant to submit additional information (if not submitted in the report) regarding, but not limited to, the following: the hours of fill/removal activity; proposed route(s) of transporting materials to and from the site; and measures for dust and erosion control (both on- and off-site) for the proposed activity

Waiver requested

Written statements from the following:

(1.) The engineer and/or architect preparing the plans indicating that the building(s) and site have been designed to comply with the performance standards set forth in Section 4.1 of the Zoning By-Law.

Kitchenette and bathroom will be added to the existing structure

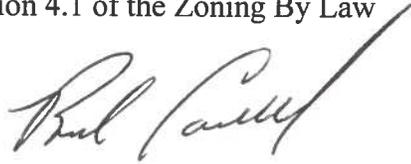
No additional footprint to the home

The current infrastructure / building support of the home will will not be changed

If the building inspective requires any additional information, I am happy to provide

(2.) The applicant(s) and owner(s) of the property indicating that the building(s) and site will be maintained, and the activities on the site will be conducted in accordance with, the performance standards set forth in Section 4.1 of the Zoning By-Law

. I, Richard Cornell, will properly maintain the building and site. All activities on the site will be conducted in accordance with the performance stands set forth in Section 4.1 of the Zoning By Law

A handwritten signature in black ink, appearing to read "Richard Cornell", with a long, sweeping flourish extending upwards and to the right.

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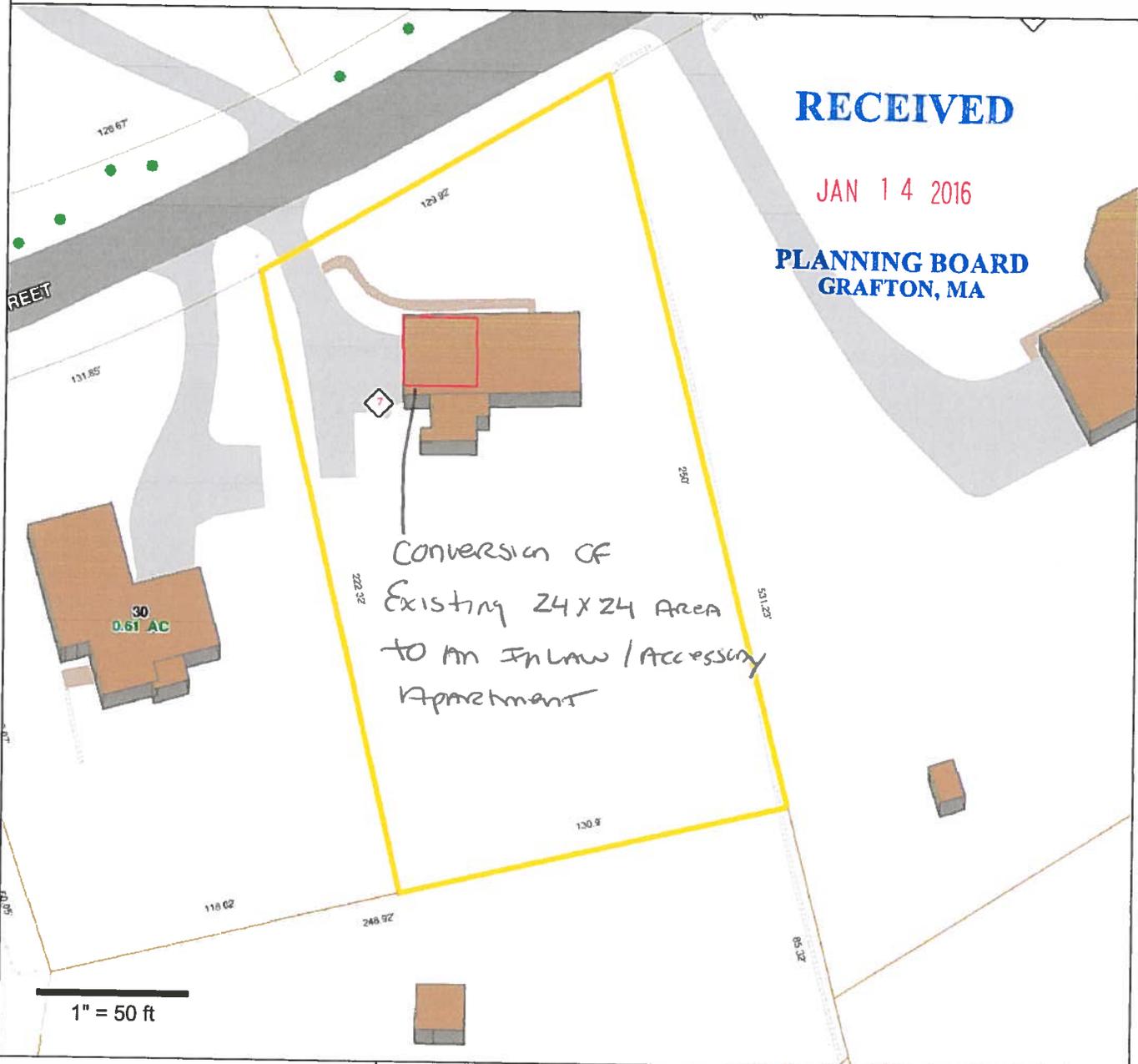
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7 Bruce Street

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Property Information

Property ID 110/083.0-0000-0031.0
Location 7 BRUCE STREET
Owner CORNELL RICHARD L



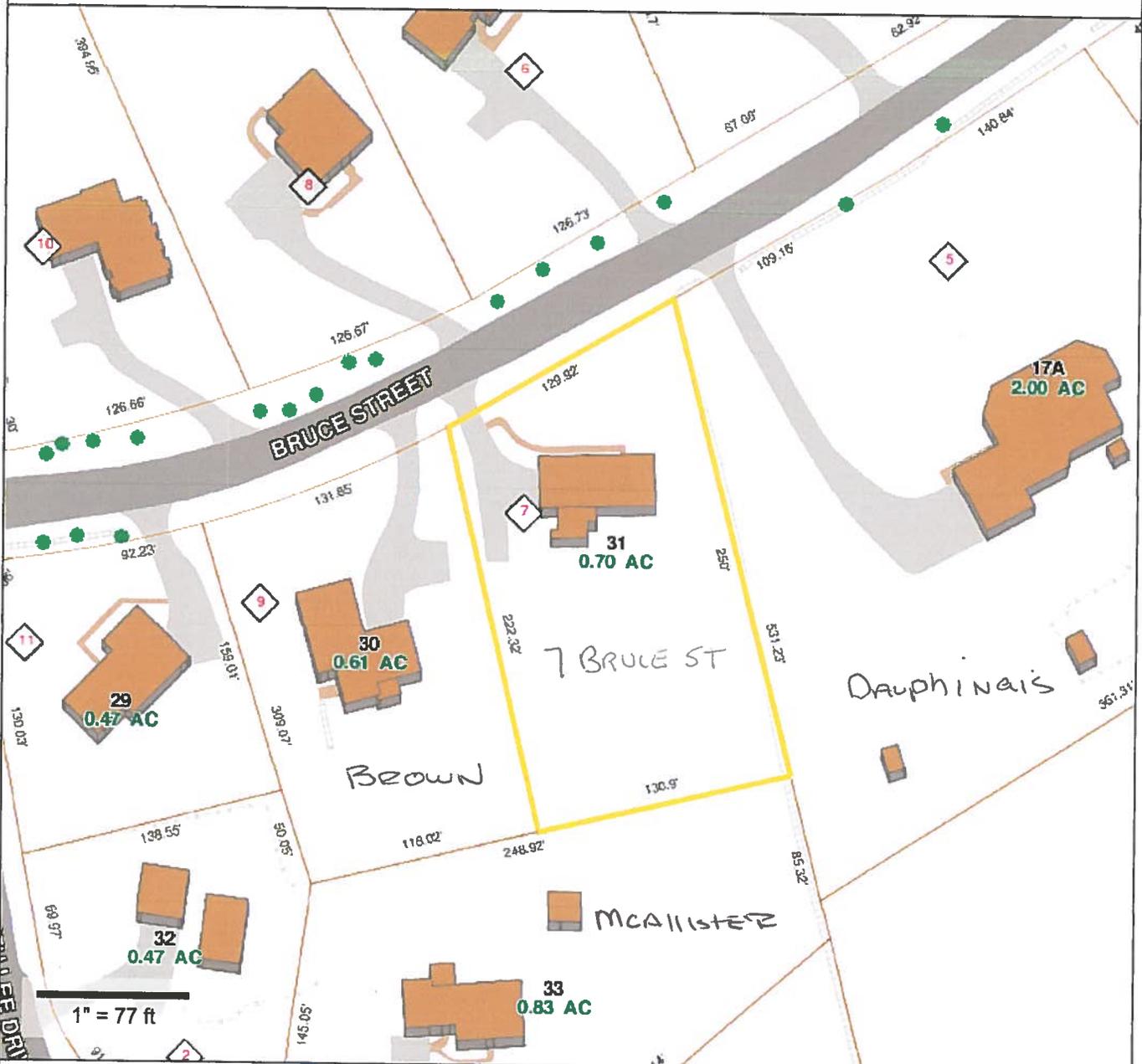
**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

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



7 Bruce Street



Property Information
Property ID 110/083.0-0000-0031.0
Location 7 BRUCE STREET
Owner CORNELL RICHARD L

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PLANNING BOARD GRAFTON, MA



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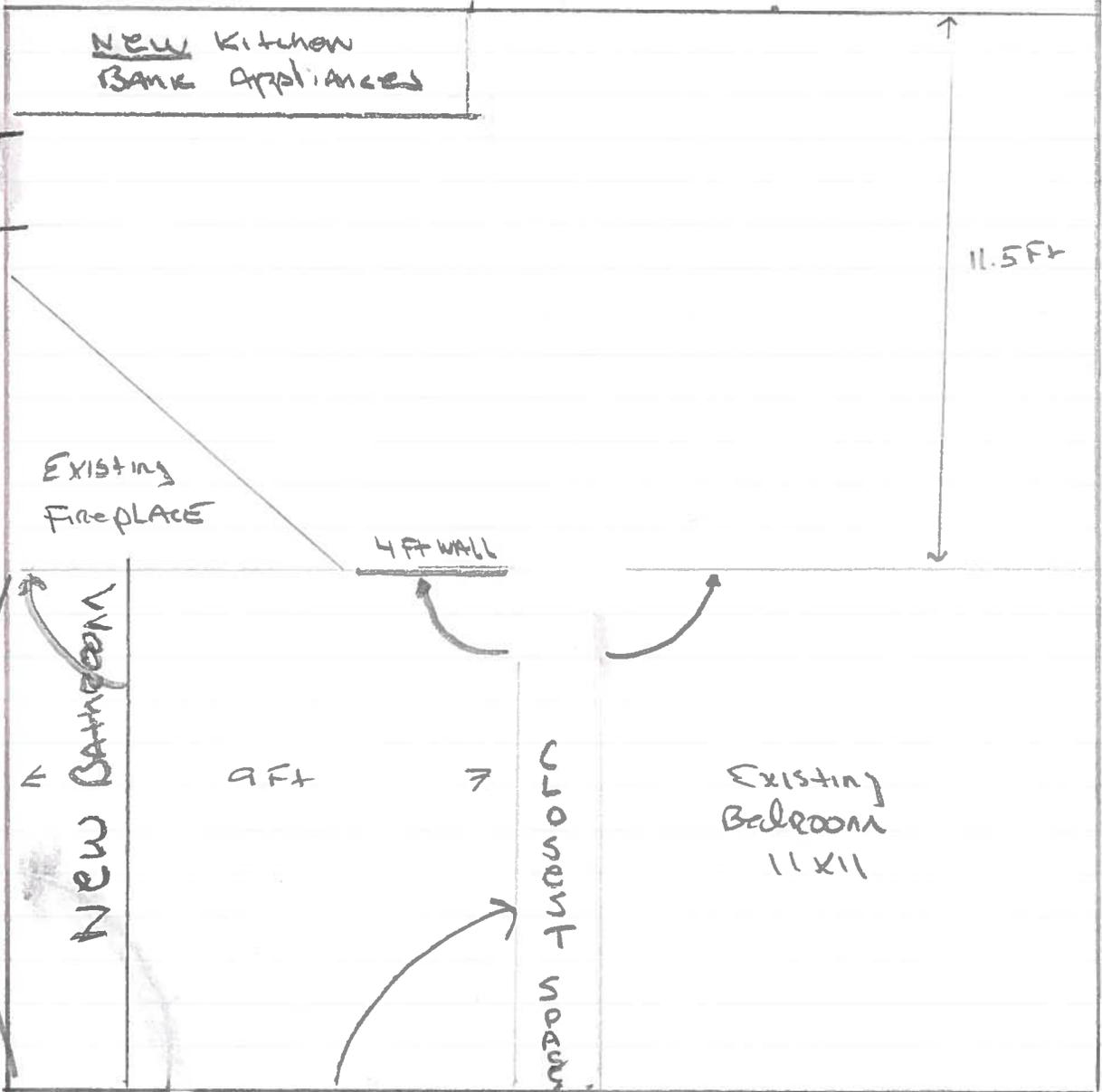
Parcels updated December 31, 2013



Current Space 24x24

Existing Structure

Existing Deck



DOOR TO CITHEN Existing

EXISTING HOME

11 FT

NEW Bathroom

9 FT

4 FT WALL

DOOR TO OUTSIDE

Existing Bedroom 11x11

11.5 FT

DOOR TO OUTSIDE

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PLANNING BOARD
GRAFTON, MA

SPACE
24x24

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**PLANNING BOARD
GRAFTON, MA**



EXISTING front view

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PLANNING BOARD
GRAFTON, MA



BACK OF HOUSE
SHOW EXISTING DECK