



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

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 2019 OCT -3 PM 1:02

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PLANNING BOARD

APPLICATION FOR SPECIAL PERMIT

Application No. SP2019-15/SPA

APPLICANT & PROPERTY OWNER INFORMATION

NAME Sean L Larkin
 STREET 11 Spanish River Rd CITY/TOWN Grafton
 STATE MA ZIP 01519 TELEPHONE 978-501-2168
 NAME OF PROPERTY OWNER (if different from Applicant) _____

Deed recorded in the Worcester District Registry of Deeds Book 60606 Page 271

SITE INFORMATION:

STREET AND NUMBER 11 Spanish River Rd
 ZONING DISTRICT R20 ASSESSOR'S MAP 698 LOT #(S) 89
 LOT SIZE 20435 sq ft FRONTAGE 157
 CURRENT USE Residential

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PROJECT/PLAN INFORMATION:

PLAN TITLE _____ **SEP 27 2019**

PREPARED BY (name/address of PE/Architect) _____

DATES _____

**PLANNING BOARD
 GRAFTON, MA**

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

Accessory apartment

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: 9/10/19

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

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EXHIBIT 1a.



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PLANNING BOARD

APPLICATION FOR SITE PLAN APPROVAL

Application No. SP2019-15/SPA

APPLICANT NAME: Sean L. Larkin

STREET 11 Spanish River Rd CITY/TOWN Grafton

STATE MA ZIP 01519 TELEPHONE 978-501-2168

PROPERTY OWNER NAME: Sean L. Larkin

STREET 11 Spanish River Rd CITY/TOWN Grafton

STATE MA ZIP 01519 TELEPHONE 978-501-2168

Deed recorded in the Worcester District Registry of Deeds Book 60600 Page 271

CONTACT PERSON'S NAME: Sean Larkin

TELEPHONE 978-501-2168

SITE INFORMATION:

STREET AND NUMBER 11 Spanish River Rd

ZONING DISTRICT R20 ASSESSOR'S MAP 995 LOT #(S) 89

LOT SIZE 20435 sqft FRONTAGE 157

CURRENT USE Residential

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PLAN INFORMATION:

PLAN TITLE _____

PREPARED BY _____

SEP 27 2019

DATE PREPARED _____ REVISION DATE _____

**PLANNING BOARD
GRAFTON, MA**

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 [Signature] Date: 9/10/19

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

COPY EXHIBIT 1b.



TOWN OF GRAFTON
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TREASURER / COLLECTOR

**PLANNING BOARD
 GRAFTON, MA**

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: _____

Sean Larkin

Petitioner Name

Sean Larkin

Property Owner / Company Name

11 Spanish River Rd

Petitioner Address

11 Spanish River Rd

Property Address

Grafton MA 01519

City, State, Zip

Grafton, MA 01519

City, State, Zip

978-501-2168

Phone

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

Christine Atchue

Treasurer / Collector Name (please print)

Christine Atchue

Treasurer / Collector Signature

9/20/19

Date

Updated: 8/25/09

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EXHIBIT 1c.

Kenneth M. O'Brien
 Kenneth M. O'Brien, MAA
 Grafton Data Collector

ID	Site Address	Owner	Co-Owner Name	Address	Town	State	ZIP	Book	Page
098.0-0000-0072.0	6 POWERLINE DRIVE	KLOTZ RICHARD E	KLOTZ JOANNE M	6 POWERLINE DRIVE	GRAFTON	MA	01519-1	19894	364
098.0-0000-0073.0	13 CHERYL DRIVE	CLARK CHRISTOPHER M	POTTS JESSICA R	13 CHERYL DRIVE	GRAFTON	MA	01519	49681	388
098.0-0000-0074.0	9 POWERLINE DRIVE	ALLIA PETER M	ALLIA ANN MARIE	9 POWERLINE DRIVE	GRAFTON	MA	01519-1	6451	44
098.0-0000-0075.0	11 CHERYL DRIVE	MISTERKA ROBERT M & MARY	MISTERKA LIVING TRUST	11 CHERYL DRIVE	GRAFTON	MA	01519	54753	218
098.0-0000-0076.0	10 SPANISH RIVER ROAD	MAGLIARO JOHN	MAGLIARO CLAUDIA A	10 SPANISH RIVER ROAD	GRAFTON	MA	01519-1	6550	196
098.0-0000-0077.0	9 CHERYL DRIVE	SHARRAH MATTHEW ALAN	SHARRAH ELIZA STACY	9 CHERYL DRIVE	GRAFTON	MA	01519	60403	70
098.0-0000-0078.0	8 SPANISH RIVER ROAD	PARLANTE CHRISTOPHER R	PARLANTE CAROL A	8 SPANISH RIVER ROAD	GRAFTON	MA	01519	43536	43
098.0-0000-0079.0	7 CHERYL DRIVE	LAVERTY JENNIFER	GALLO PATRICIA	7 CHERYL DRIVE	GRAFTON	MA	01519	54096	236
098.0-0000-0080.0	6 SPANISH RIVER ROAD	WAITKEVICH KENNETH A	WAITKEVICH JENNIFER M	6 SPANISH RIVER ROAD	GRAFTON	MA	01519-1	32456	254
098.0-0000-0082.0	4 SPANISH RIVER ROAD	CHIN YUNG K		31 WEST SAUGERTIES RO,	SAUGERTI	NY	12477	34602	39
098.0-0000-0086.0	5 SPANISH RIVER ROAD	PASSLER CHRISTINE E	HENSEL GEORGE J III	5 SPANISH RIVER ROAD	GRAFTON	MA	01519	48317	367
098.0-0000-0087.0	7 SPANISH RIVER ROAD	NG FRANK M	NG JEANNE H	7 SPANISH RIVER ROAD	GRAFTON	MA	01519-1	6627	226
098.0-0000-0088.0	9 SPANISH RIVER ROAD	HAMILTON KERRI L	HAMILTON MATTHEW D	9 SPANISH RIVER ROAD	GRAFTON	MA	01519	39502	237
098.0-0000-0089.0	11 SPANISH RIVER ROAD	LARKIN EFFY	LARKIN SEAN L	11 SPANISH RIVER RD	GRAFTON	MA	01519	60606	271
098.0-0000-0090.0	13 POWERLINE DRIVE	LE JEANNE L		13 POWERLINE DRIVE	GRAFTON	MA	01519	59783	98
098.0-0000-0091.0	17 POWERLINE DRIVE	BROWN DEREK A	BROWN ROBIN	17 POWERLINE DRIVE	GRAFTON	MA	01519	44753	116
098.0-0000-0092.0	19 POWERLINE DRIVE	HARGRAVE ALFRED T	HARGRAVE CYNTHIA J	19 POWERLINE DRIVE	GRAFTON	MA	01519-1	6598	228
098.0-0000-0093.0	16 POWERLINE DRIVE	LAPAN ALBERT JR	LAPAN HELEN J	16 POWERLINE DRIVE	GRAFTON	MA	01519-C	6650	294
098.0-0000-0094.0	14 POWERLINE DRIVE	VALVERDE JORGE L	VALVERDE MARIA T	14 POWERLINE DRIVE	GRAFTON	MA	01519	30997	283
098.0-0000-0095.0	12 POWERLINE DRIVE	KERR STEPHEN		12 POWELINE DRIVE	GRAFTON	MA	01519	52931	303
098.0-0000-0096.0	8 POWERLINE DRIVE	HARALAMBOUS GEORGE A	HARALAMBOUS GEORGIA	8 POWERLINE DRIVE	GRAFTON	MA	01519-1	11503	392
098.0-0000-0100.A	7 TRINITY AVENUE	TRITES RYAN W		7 TRINITY AVENUE	GRAFTON	MA	01519	52900	248
098.0-0000-0101.0	9 TRINITY AVENUE	DEUTSCH LAWRENCE E	LUSS MARCI E	9 TRINITY AVENUE	GRAFTON	MA	01519-1	31054	327
098.0-0000-0102.0	11 TRINITY AVENUE	MCANNALLY NICOLE	MCANNALLY JASON	11 TRINITY AVENUE	GRAFTON	MA	01519	51951	265
098.0-0000-0103.0	13 TRINITY AVENUE	LOMBARD ROBERT L	LOMBARD DEBORAH	13 TRINITY AVENUE	GRAFTON	MA	01519-1	6747	39
098.0-0000-0122.0	15 POWERLINE DRIVE	GRAFTON TOWN OF		30 PROVIDENCE ROAD	GRAFTON	MA	01519-1	11125	258

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EXHIBIT 1d.

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**PLANNING BOARD
 GRAFTON, MA**

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EXHIBIT 1 e.

October 2019
Grafton Planning Board
30 Providence Street
Grafton, MA 01519

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Re: Accessory apartment

**PLANNING BOARD
GRAFTON, MA**

Dear Grafton Planning Board Members:

It is our intent to construct an accessory apartment in the unfinished basement of our existing home located at 11 Spanish River Road in Grafton. The accessory apartment will be approximately 816 square feet, which is less than our existing home, which is approximately 2468 square feet. The accessory apartment will have one full bathroom, one bedroom, one kitchen, and one living room. There are no plans to add any additional structures to the existing building or the surrounding land.

The accessory apartment is for my parents, Emilia and Nikolaos Penesis. They have been lifelong residents of Grafton, as my family originally moved to South Grafton in 1988. I moved away for college, however when we were ready to expand our family, my husband and I made the decision to move back to Grafton in 2012. My parents sold their home and moved into our home in North Grafton in October of 2018. My father, who is retired, was no longer in the position to maintain his home.

We have two small children and my parents are able to help us take care of our children as we both work fulltime, and they are a great help to us. We sold our home in North Grafton and purchased this home, so we could all have more space, as we quickly grew from a family of four to a family of six. My parents currently sleep in the fourth bedroom of our home and we really would like to provide them a space to call their own.

Thank you for hearing this case and we look forward to the hearing date. Please feel free to contact either of us at any time should you have any concerns prior to the hearing date.

Best,

Sean Larkin
Effy Larkin

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EXHIBIT 1f.

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**PLANNING BOARD
GRAFTON, MA**

The following is a list of waivers we request from sec 1.3.33. of the Grafton Zoning By-laws

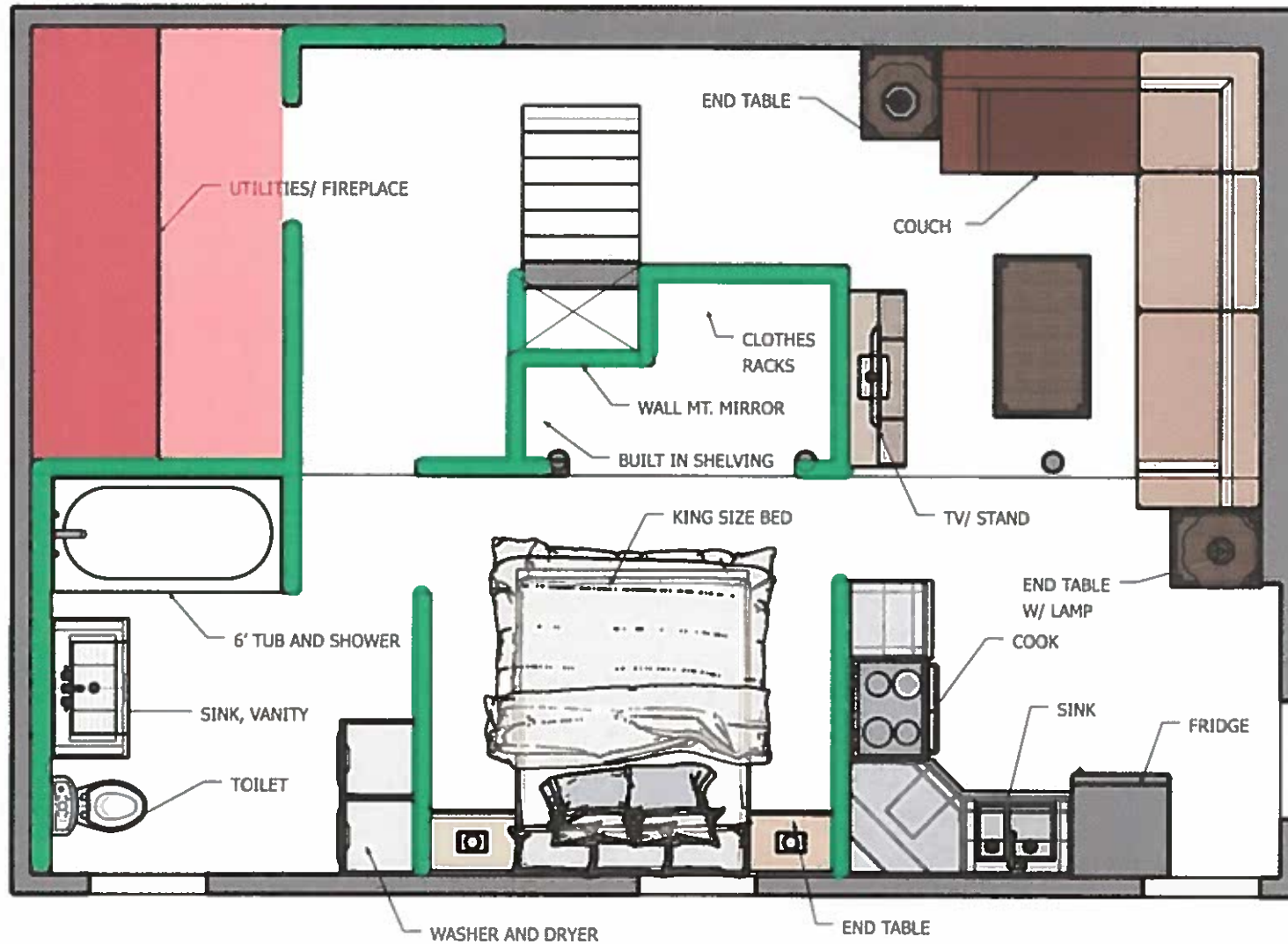
1. This information is provided in application
 2. This information is provided in application
 3. This information is provided in application
 4. This information is provided in application
 5. This information is provided in application
 6. This information is provided in application
 7. N/A waiver requested
 8. This information provided on plan
 9. This information provided on plan
 10. N/A waiver requested
 11. Information provided in application
 12. N/A waiver requested
 13. N/A waiver requested
 14. N/A waiver requested
 15. N/A waiver requested
 16. N/A waiver requested
 17. N/A waiver requested
 18. N/A waiver requested
 19. N/A waiver requested
 20. N/A waiver requested
 21. N/A waiver requested
 22. N/A waiver requested
 23. N/A waiver requested
 24. N/A waiver requested
 25. N/A waiver requested
 26. Shown on plan
 27. N/A waiver requested
 28. N/A waiver requested
 29. N/A waiver requested
 30. N/A waiver requested
 31. All contained in the description of its intended use
- 1.3.3.3(e) - Storm water management
Waiver requested
- 1.3.3.3. (f) – calculations for earth removal

No material will be removed form premises

1.3.3.3. (g) – Written Statements

Waiver requested

8.2.1. – Waiver requested



Unfinished Area
 New Walls

Larking Family Basement
Grafton, MA

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EXHIBIT 1g.

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**PLANNING BOARD
GRAFTON, MA**

General Comments

The layout is to give you a general idea of spacing, furniture needed, equipment, etc.

Flooring - you will need to patch and repair this floor so the condition is flush.



Bathroom

- Window is required
- 3ft clearance for toilet
- Wall needs to be built out for plumbing connections/ existing stand pipe
- Need to verify if we can move that existing wall where the washer/ dryer is currently.
- Need to verify function for this to

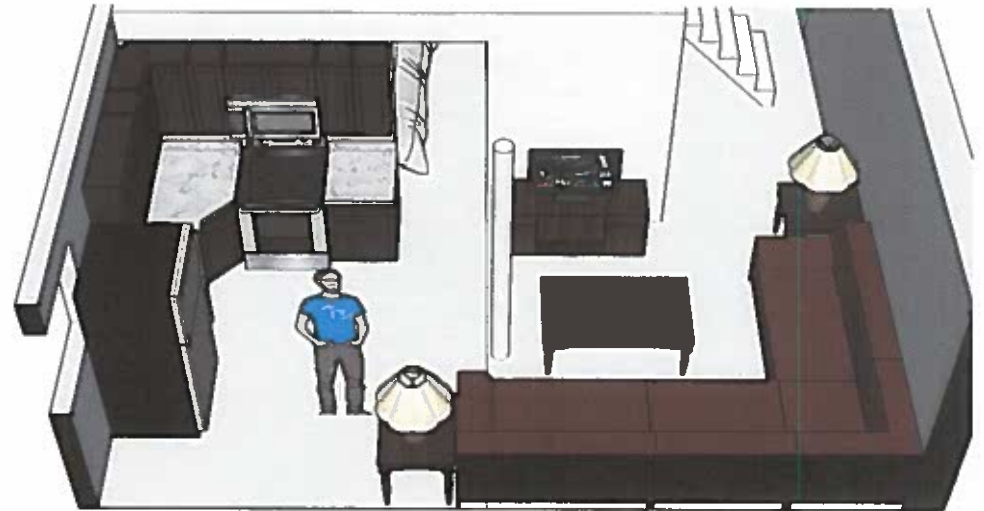
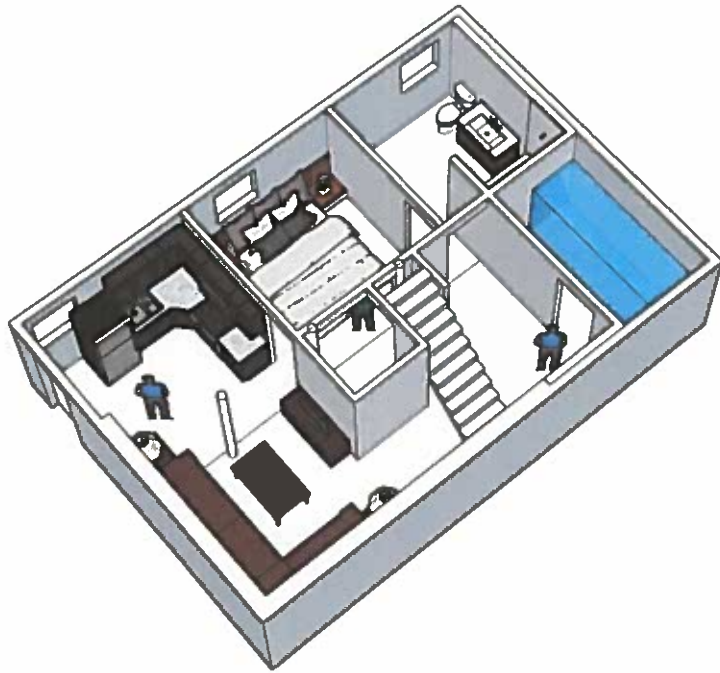
Bedroom

- Window required - there is a minimum area that is needed but based on the size, you should be fine
- Walk-in closet extends underneath staircase, need at least 6' - 8" clear I believe for headroom.
- Doors/ Doorways need to have a minimum of 32" clear from the face of the door in the open position to the face of the jamb/ frame. I am currently showing 36" openings everywhere but you will need to verify. You could consider pocket doors instead of swing doors.
- King Size bed and 2' end tables

Kitchen

- 34" counter height
- Verify if upper cabinets are needed
- Typical sizes are shown for the stove and for the fridge - need to confirm equipment

**Need to verify the dimensions of the column spacing, the locations of the windows (LxWxH), and the location of the column along the wall with the windows. Based on this plan, it would sit inside the wall behind the kitchen joinery



Larking Family Basement
Grafton, MA

