

COPY



PLANNING DEPARTMENT

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

RECEIVED TOWN CLERK
GRAFTON, MA

2019 MAR 22 PM 3:44

Handwritten initials

APPLICATION FOR SPECIAL PERMIT

Application No. SP2019-5/SPA

APPLICANT & PROPERTY OWNER INFORMATION

NAME JOSEPH H. FREY
STREET 12 ELM STREET CITY/TOWN GRAFTON
STATE MA ZIP 01536 TELEPHONE 508-335-4460
NAME OF PROPERTY OWNER (if different from Applicant) SAME
Deed recorded in the Worcester District Registry of Deeds Book 20373 Page 342

SITE INFORMATION:

STREET AND NUMBER 12 ELM ST. GRAFTON MA 01536
ZONING DISTRICT R20 ASSESSOR'S MAP 11 LOT #(S) 2 8.0
LOT SIZE 7695 sf FRONTAGE 66 ft
CURRENT USE RESIDENTIAL - SINGLE FAMILY DWELLING

PROJECT/PLAN INFORMATION:

PLAN TITLE 12 ELM STREET
PREPARED BY (name/address of PE/Architect) -
DATES 3-11-19

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

TWO FAMILY DWELLING

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 Joseph H. Frey Date: 3-11-19
Property Owner's Signature (if not Applicant) - Date: -

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EXHIBIT 1a.

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GRAFTON, MA

APPLICATION FOR SITE PLAN APPROVAL

Application No. SP2019-5/SPA

APPLICANT NAME: JOSEPH H. FREY

STREET 12 ELM STREET CITY/TOWN GRAFTON
STATE MA ZIP 01536 TELEPHONE 508-335-4460

PROPERTY OWNER NAME: JOSEPH H. FREY

STREET 12 ELM ST CITY/TOWN GRAFTON
STATE MA ZIP 01536 TELEPHONE 508-335-4460

Deed recorded in the Worcester District Registry of Deeds Book 20373 Page 342

CONTACT PERSON'S NAME: JOSEPH H. FREY
TELEPHONE 508-335-4460

SITE INFORMATION:

STREET AND NUMBER 12 ELM STREET
ZONING DISTRICT R20 ASSESSOR'S MAP 11 LOT #(S) 8.0
LOT SIZE 7695 sf FRONTAGE 66 ft
CURRENT USE SINGE - FAMILY DWELLING

PLAN INFORMATION:

PLAN TITLE 12 ELM STREET
PREPARED BY JOSEPH H. FREY
DATE PREPARED 3-11-19 REVISION DATE _____

Describe proposed changes / additions: SET OF STAIRS TO EXTERIOR FROM SECOND FLOOR.

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 Joseph H. Frey Date: 3-11-19

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

EXHIBIT 1b.

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PROJECT NARRATIVE

12 ELM Street, North Grafton, MA

- Request for a special permit for change of use for property located at 12 Elm Street, North Grafton, MA
- I currently own a single-family home located at 12 Elm St, N. Grafton, MA
- I am requesting a special permit to convert this property into a two-family dwelling.
- There is a five-unit apartment building next door and a Library two doors down.
- There is currently parking for 6 cars off street
- The house is currently a 3-bedroom structure. Our plans are to convert to a two-bedroom apartment on first floor and a two-bedroom apartment on the 2nd floor.
- There is no additional footprint of the building
- See attached plans

DETAILED DESCRIPTION OF PROPOSED WORK

INTERIOR:

- Remove all knob and tube wiring and add a new electrical panel for 2nd floor
- Install Kitchen on second floor; cabinets, counters, and appliances
- Add walls/doors to first floor for means of egress
- Add shower stall and larger vanity to 1st floor existing half bathroom
- Add closets to first floor as per plans
- Install new FHW boiler for second floor

EXTERIOR:

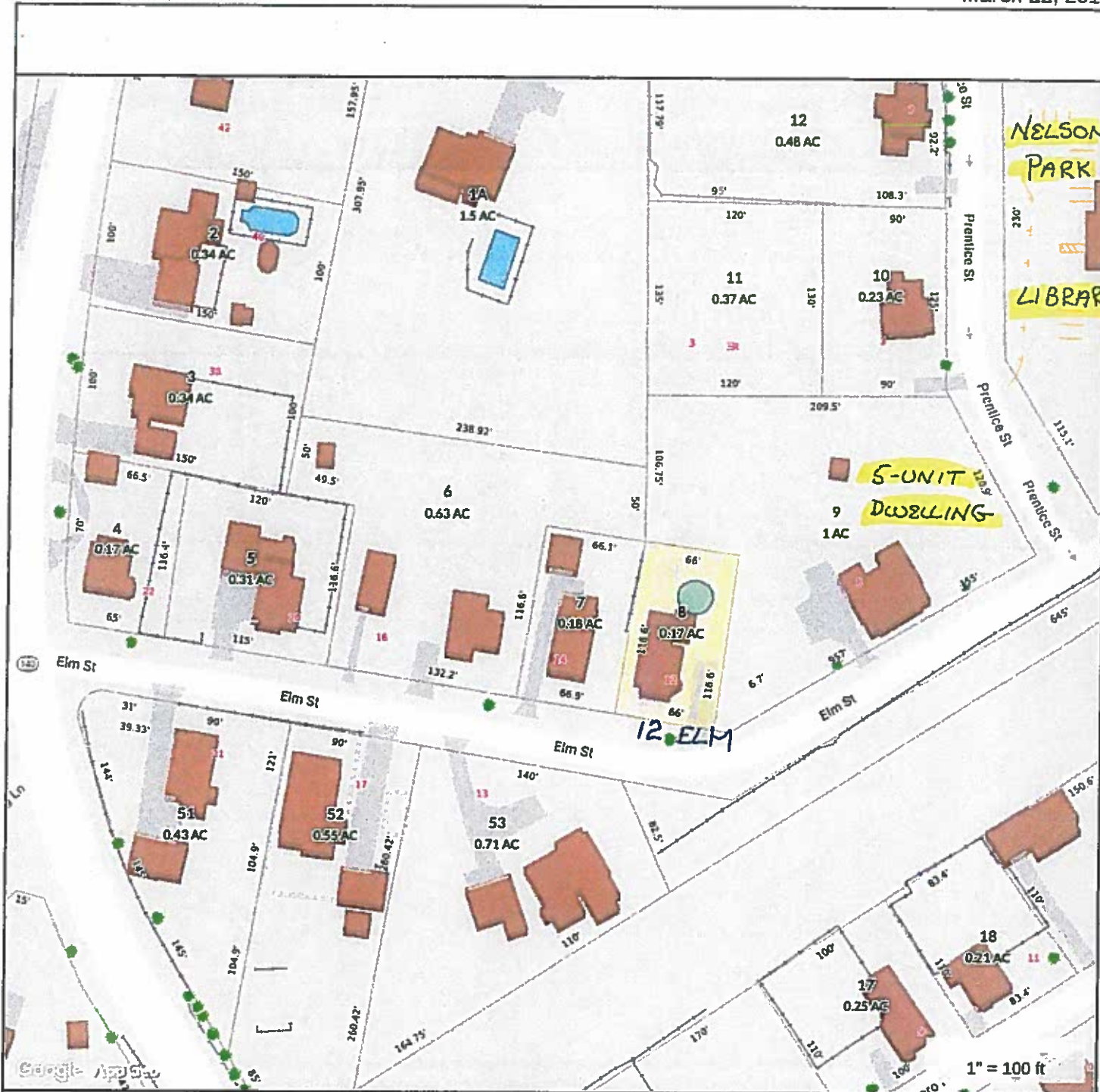
Add pressure treated landing and stairway from second floor to side yard for egress – see plans

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GRAFTON, MA**

EXHIBIT 1c.



MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town of Grafton, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 4/1/2018
Data updated 4/1/2018

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EXHIBIT 1d.

EXHIBIT 1e.

12 Elm Street
Grafton, Ma
First Floor Plan A

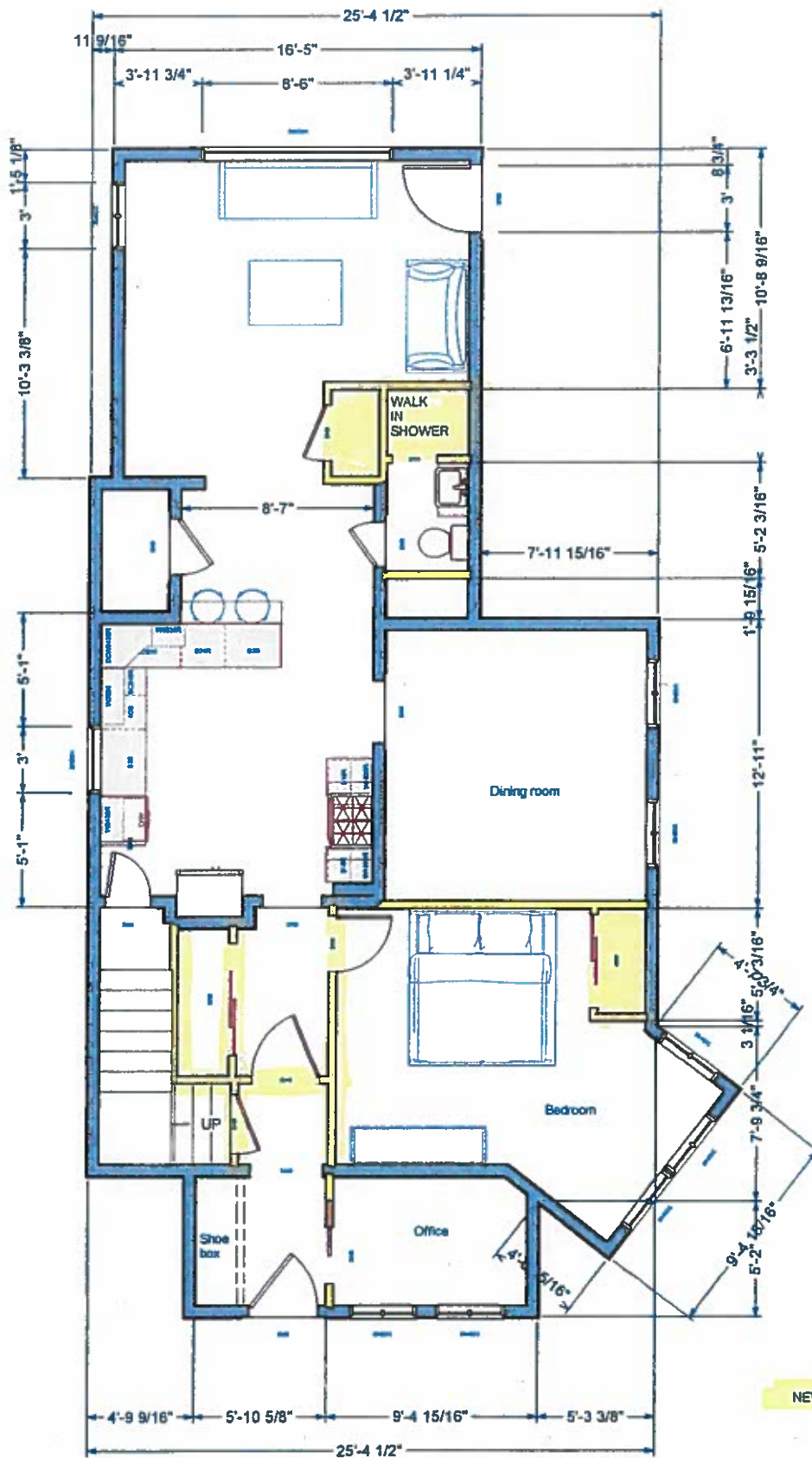
J H Frey Custom Homes
May 17, 2019

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PLANNING BOARD
GRAFTON, MA



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Joseph Frey
12 Elm Street
Grafton Ma

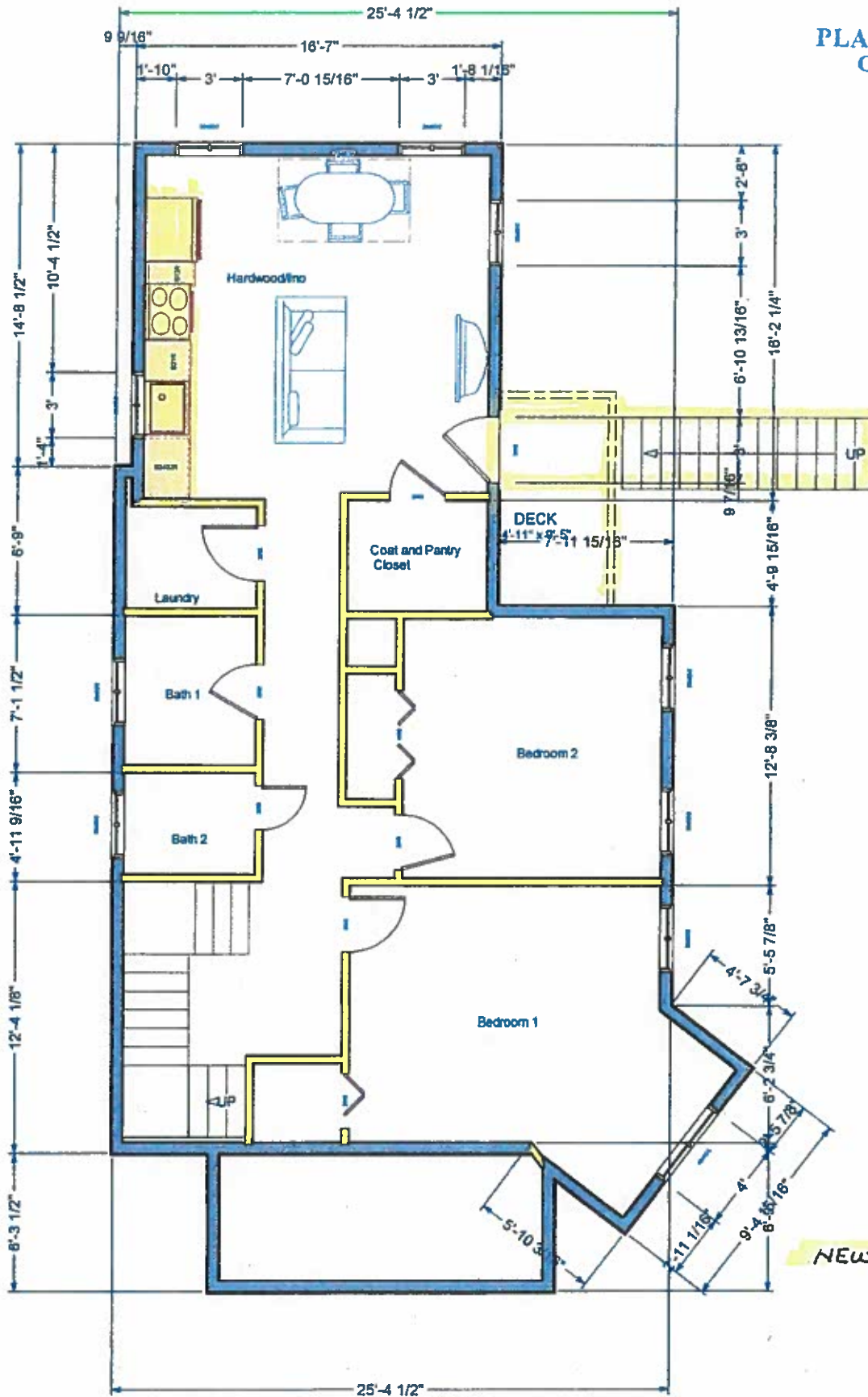
May 17, 2019

EXHIBIT 1f.

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NEW WORK

1.3.3 Site Review

The following is a list addressing materials included and waivers requested for Section 1.3.3 of the Grafton Zoning by-laws.

- A. Application Form and all materials for public hearing included with application
- B. All Fees included with application
- C. Written description of proposed use and description of work included with application

A detailed site plan waiver requested as there is no changes to the existing footprint of building

D. The following is a list of waivers I request from section d:

- 1. Included with application
- 2. Included with application
- 3. Included with application
- 4. Included with application
- 5. Included with application
- 1. Included with application
- 2. N/A waiver requested
- 3. Included with application
- 4. N/A waiver requested
- 5. N/A waiver requested
- 6. N/A waiver requested
- 7. Included with application
- 8. N/A waiver requested
- 9. N/A waiver requested
- 10. N/A waiver requested
- 11. N/A waiver requested
- 12. Included in application
- 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

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EXHIBIT 1g.

26. Included with plan
27. N/A waiver requested
28. N/A waiver requested
29. N/A waiver requested
30. N/A waiver requested
31. Included with application

- E. Storm water Management, waiver requested
- F. Calculations for earth removal, waiver requested
- G. Written statements, waiver requested



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**PLANNING BOARD
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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: _____

JOSEPH H. FREY
 Petitioner Name

JOSEPH H. FREY
 Property Owner / Company Name

12 ELM ST
 Petitioner Address

SAMZ
 Property Address

GRAFTON, MA 01536
 City, State, Zip

Grafton, MA
 City, State, Zip

508-335-4460
 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

3/14/19
 Date

Form Revised: 01/22/2014

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Ken O'Brien
 Ken O'Brien, MAA
 Grafton Data Collector

ID	Site Address	Owner Name	Co-Owner Name	Address	City	State	Zip	Book	Page
110/011.0-0000-0001.A	11 PRENTICE STREET	CORBETT NATHAN	HORNE SHARON	11 PRENTICE STREET	N GRAFTON	MA	01536	59994	252
110/011.0-0000-0002.0	40 SHREWSBURY STREET	KUCK WILLIAM G	KUCK LAURIE A	40 SHREWSBURY STREET	N GRAFTON	MA	01536	36427	209
110/011.0-0000-0003.0	38 SHREWSBURY STREET	LEBLANC MARC	LEBLANC LYNNE	38 SHREWSBURY STREET	N GRAFTON	MA	01536	53416	288
110/011.0-0000-0005.0	20 ELM STREET	SARKISIAN STEPHANIE LYNN	JEWELL RUSSELL PAUL	20 ELM STREET	N GRAFTON	MA	01536	52377	397
110/011.0-0000-0006.0	16 ELM STREET	SARVER JOSEPH S	SARVER CAITLIN E	6 JORDAN TERRACE	N GRAFTON	MA	01536	50723	336
110/011.0-0000-0007.0	14 ELM STREET	HWANG CHRISTOPHER E	ADAIR-HWANG AUTUMN	14 ELM STREET	N GRAFTON	MA	01536	52697	19
110/011.0-0000-0008.0	12 ELM STREET	FREY JOSEPH H	FREY JUDITH R	12 ELM STREET	N GRAFTON	MA	01536	20373	342
110/011.0-0000-0009.0	8 ELM STREET	FREY JOSEPH H	FREY JUDITH	12 ELM STREET	N GRAFTON	MA	01536	20376	3
110/011.0-0000-0010.0	3 PRENTICE STREET	HUTT RICHARD F - LIFE ESTATE	HASELTINE ROSEMARY	3 PRENTICE STREET	N GRAFTON	MA	01536	41895	280
110/011.0-0000-0011.0	3 REAR PRENTICE STREET	HUTT RICHARD F - LIFE ESTATE	HASELTINE ROSEMARY	3 PRENTICE STREET	N GRAFTON	MA	01536	41895	280
110/011.0-0000-0012.0	7 PRENTICE STREET	BYLER PATRICIA L		7 PRENTICE STREET	N GRAFTON	MA	01536	34266	156
110/011.0-0000-0014.0	6 PRENTICE STREET	GRAFTON TOWN OF	NELSON MEMORIAL LIBRARY	30 PROVIDENCE ROAD	GRAFTON	MA	01519	626	443
110/011.0-0000-0049.0	2 WINDLE AVENUE	GRAFTON TOWN OF		30 PROVIDENCE ROAD	GRAFTON	MA	01519	2915	407
110/011.0-0000-0051.0	21 ELM STREET	CORBETT STANLEY E	CORBETT CAROL A	21 ELM STREET	N GRAFTON	MA	01536	8536	335
110/011.0-0000-0052.0	17 ELM STREET	PURNEY-BALABANIS JANET L		17 ELM STREET	N GRAFTON	MA	01536	51098	67
110/011.0-0000-0053.0	13 ELM STREET	HART EMERY W JR	HART JACQUELYN R	13 ELM STREET	N GRAFTON	MA	01536	5341	119
110/011.0-0000-0054.0	13 WESTBORO ROAD	ROSSI MICHAEL F	ROSSI ANDREA A	13 WESTBORO ROAD	N GRAFTON	MA	01536	11541	376
110/019.0-0000-0015.0	3 WESTBORO ROAD	BAILEY RICHARD R	BAILEY SUSAN	3 WESTBORO ROAD	N GRAFTON	MA	01536	34976	359
110/019.0-0000-0016.0	5 WESTBORO ROAD	SMITH BETH ANN	KORAB ARLENE M	5 WESTBORO ROAD	N GRAFTON	MA	01536	16938	282
110/019.0-0000-0017.0	9 WESTBORO ROAD	MURKETT PAUL	MURKETT RACHAEL K	9 WESTBORO ROAD	N GRAFTON	MA	01536	59532	338
110/019.0-0000-0018.0	11 WESTBORO ROAD	DEXTER DEBRA L		11 WESTBORO ROAD	N GRAFTON	MA	01536	45839	93

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EXHIBIT 1i.

PLANNING BOARD
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