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2019 NOV - 8 PM 3:19

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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@graffton-ma.gov
www.graffton-ma.gov

APPLICATION FOR SPECIAL PERMIT

Application No. SP 2019-5.1/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) -
Deed recorded in the Worcester District Registry of Deeds Book 20373 Page 342

SITE INFORMATION:

STREET AND NUMBER 12 ELM STREET
ZONING DISTRICT R-20 ASSESSOR'S MAP 11 LOT #(S) 8.0
LOT SIZE FRONTAGE
CURRENT USE SINGLE FAMILY DWELLING / TWO FAMILY DWELLING

PROJECT/PLAN INFORMATION:

PLAN TITLE 12 ELM STREET
PREPARED BY (name/address of PE/Architect) JOSEPH H FREY
DATES 11-08-2019

Use for which Special Permit is sought: (refer to § 3.2.3.1 of the Zoning Bylaw - Use Regulation Table):
MODIFICATION OF PREVIOUS SPECIAL PERMIT TO ADD
A 720 ADDITION TO STRUCTURE

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: 11-08-2019
Property Owner's Signature (if not Applicant) Date:

NOV - 8 2019

PLANNING BOARD
GRAFTON, MA

EXHIBIT 1a.

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SP2019-5.1/SPA

APPLICATION FOR SITE PLAN APPROVAL

Application No. SP2019-5.1/SPA

APPLICANT NAME: JOSEPH H. FREY

STREET 12 ELM CITY/TOWN GRAFTON

STATE MA ZIP 01536 TELEPHONE 508-335-4460

PROPERTY OWNER NAME: JOSEPH H. FREY

STREET 12 ELM STREET CITY/TOWN GRAFTON

STATE MA ZIP 01536 TELEPHONE 508-335-4460

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

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 6,792 SF FRONTAGE 131.70

CURRENT USE R-20

PLAN INFORMATION:

PLAN TITLE PROGRESS PRINT

PREPARED BY REALMAPS

DATE PREPARED 11.05.19 REVISION DATE OFFICIAL PLAN TABS

Describe proposed changes / additions: Completed plan to be SUBMITTED PRIOR TO MEETING

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.

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Applicant's Signature

Joseph H. Frey

Date: 11.08.2019

Property Owner's Signature (if not Applicant) \_\_\_\_\_

Date: \_\_\_\_\_

NOV 8 2019

PLANNING BOARD  
GRAFTON, MA

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: \_\_\_\_\_

JOSEPH H. FREY  
Petitioner Name

12 ELM STREET  
Petitioner Address

GRAFTON, MA 01536  
City, State, Zip

508-335-4460  
Phone

JOSEPH H. FREY  
Property Owner / Company Name

12 ELM ST.  
Property Address

Grafton, MA  
City, State, Zip

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

Treasurer / Collector Name (please print)

Treasurer / Collector Signature

Date

11/8/2019 12:55 PM  
Map 11 Lot 8  
12 Elm Street

**COPY**

*Ken O'Brien*  
Ken O'Brien, MA  
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	NICOLAS MICHELLE V		38 SHREWSBURY STREET	N GRAFTON MA	01536	61077	280	
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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**PLANNING BOARD  
GRAFTON, MA**

**EXHIBIT 1d.**

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**EXHIBIT 1e.**

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**PLANNING BOARD  
GRAFTON, MA**

PROJECT NARRATIVE – 12 ELM STREET SPECIAL PERMIT - NOVEMBER 2019

Request a special permit to modify a previously approved special permit (May 6, 2019) to convert a single family dwelling into a two family dwelling at 12 Elm Street.  
Proposing a 720 sf addition to existing structure as per plans included.

Detailed description of proposed work

Build 720 sf addition as per plans including decks and landings

Submitting an ANR to move lot lines to accommodate addition requirements of side yard setback

Redesigning driveway for ease of access

Joe Frey

12 Elm Street

Grafton, Ma

508-335-4460

joefrey@msn.com