



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
2019 DEC 17 PM 3:46

APPLICATION FOR SPECIAL PERMIT

Application No. SP2019-20/SPA

APPLICANT & PROPERTY OWNER INFORMATION

NAME DAVID MURADIAN
STREET 2 CREEPER HILL ROAD CITY/TOWN GRAFTON
STATE MA ZIP 01536 TELEPHONE (508) 344-6066
NAME OF PROPERTY OWNER (if different from Applicant)
Deed recorded in the Worcester District Registry of Deeds Book 60973 Page 138

SITE INFORMATION:

STREET AND NUMBER 165 WORCESTER STREET
ZONING DISTRICT R-20 ASSESSOR'S MAP 36 LOT # (S) 125
LOT SIZE 13,961 FRONTAGE 89'
CURRENT USE VACANT LAND

RECEIVED

PROJECT/PLAN INFORMATION:

PLAN TITLE
PREPARED BY (name/address of PE/Architect)
DATES
PLANNING BOARD GRAFTON, MA

DEC 17 2019

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

FRONTAGE, 2 DWELLING UNITS ON ONE LOT, LOT AREA, MIN. SETBACK REQUIREMENTS

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 David Muradian Date: 12/17/19
Property Owner's Signature (if not Applicant) David Muradian Date: 12/17/19

COPY EXHIBIT 1a,



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

PLANNING DEPARTMENT

APPLICATION FOR SITE PLAN APPROVAL

Application No. _____

APPLICANT NAME: DAVID MURADIAN

STREET 2 CREEPER HILL RD CITY/TOWN GRAFTON

STATE MA ZIP 01536 TELEPHONE (508) 344-6066

PROPERTY OWNER NAME: DAVID MURADIAN

STREET 2 CREEPER HILL RD CITY/TOWN GRAFTON

STATE MA ZIP 01536 TELEPHONE (508) 344-6066

Deed recorded in the Worcester District Registry of Deeds Book 60973 Page 138

CONTACT PERSON'S NAME: NICK LEWIS

TELEPHONE (508) 736-5144

DEC 17 2019

RECEIVED

SITE INFORMATION:

STREET AND NUMBER 165 WORCESTER ST

ZONING DISTRICT R-20 ASSESSOR'S MAP 36 LOT #(S) 125

LOT SIZE 13,961 FRONTAGE 89'

CURRENT USE VACANT LAND

PLANNING BOARD
GRAFTON, MA

PLAN INFORMATION:

PLAN TITLE PROPOSED BUILDING PLAN, 165 WORCESTER RD.

PREPARED BY ROBERT J. SMITH, R.P.L.S.

DATE PREPARED DEC. 16, 2019 REVISION DATE _____

Describe proposed changes / additions: CONSTRUCT 2 FAMILY SIDE-BY-SIDE DUPLEX ON EXISTING LAND. SEEKING RELIEF FOR FRONTAGE, LOT SIZE,
 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 David Muradian Date: 12/17/19

Property Owner's Signature (if not Applicant) David Muradian Date: 12/17/19

COPY EXHIBIT 1 b.



TOWN OF GRAFTON
 GRAFTON MEMORIAL MUNICIPAL CENTER
 30 PROVIDENCE ROAD
 GRAFTON, MASSACHUSETTS 01519
 Phone: (508) 839-5335 ext 1170 • FAX: (508) 839-4602
 www.grafton-ma.gov

RECEIVED

DEC 17 2019

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: _____

DAVID K MURADIAN
 Petitioner Name

DAVID K. MURADIAN
 Property Owner / Company Name

2 CREEPER HILL ROAD
 Petitioner Address

165 WORCESTER STREET
 Property Address

N. GRAFTON, MA. 01536
 City, State, Zip

Grafton, MA
 City, State, Zip

508-344-6066
 Phone

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

Beth Schrottman
 Treasurer / Collector Name (please print)

Beth Schrottman
 Treasurer / Collector Signature

11/26/19
 Date

ID	Site Address	Owner	Co-Owner Name	Owner Address	Town	State	Zip	Book	Page
027.0-0000-0001.0	5 NORTH MAIN STREET	BUCHNER HAROLD	BUCHNER CAROLE	8 DALLAS DRIVE	POUGHKEEPSI	NY	12063	59002	239
027.0-0000-0002.0	11 NORTH MAIN STREET	KAVANAUGH MICHAEL D		12 SECOND STREET	N GRAFTON	MA	01536	14889	246
027.0-0000-0003.0	9 BRIDGE STREET	PROCTOR ADAM F	PROCTOR SARAH B	9 BRIDGE STREET	N GRAFTON	MA	01536	55415	92
027.0-0000-0004.0	162 WORCESTER STREET	REILLY JOHN T SR		162 WORCESTER STREET	N GRAFTON	MA	01536	45735	55
027.0-0000-0005.0	166 WORCESTER STREET	THEJEFFREYHIGGINS LLC		PO BOX 805	NORTHBORO	MA	01532	43975	71
027.0-0000-0006.0	168 WORCESTER STREET	WALSH GLORIA	TRUST INDENTURE	33 SMITH ROAD	SHREWSBURY	MA	01545-4568	5912	28
027.0-0000-0007.A	171 WORCESTER STREET	TORO JR WILFREDO	TORO MAGDALENA	171 WORCESTER STREET	N GRAFTON	MA	01536	60633	307
027.0-0000-0017.0	16 BRIDGE STREET	RAMOS JONATHAN	RAMOS AMY	16 BRIDGE STREET	N GRAFTON	MA	01536	22345	260
027.0-0000-0019.0	12 BRIDGE STREET	10-12 BRIDGE STREET LLC		33 SOUTH STREET	GRAFTON	MA	01519	54578	49
027.0-0000-0020.0	10 BRIDGE STREET	10-12 BRIDGE STREET LLC		33 SOUTH STREET	GRAFTON	MA	01519	54578	49
027.0-0000-0160.0	6 NORTH MAIN STREET	FITZGIBBON IRENE		6 NORTH MAIN STREET	N GRAFTON	MA	01536	36113	215
036.0-0000-0092.0	19 HINGHAM ROAD	WHITING RICHARD S JR	WHITING NINA J	19 HINGHAM RD	N GRAFTON	MA	01536	13937	78
036.0-0000-0093.0	21 HINGHAM ROAD	BOVENZI GRACE R		21 HINGHAM ROAD	N GRAFTON	MA	01536-1281	4492	391
036.0-0000-0094.0	23 HINGHAM ROAD	BIRTZ STEPHEN P	BIRTZ JOANN M	23 HINGHAM ROAD	N GRAFTON	MA	01536-1281	6754	384
036.0-0000-0121.0	157 WORCESTER STREET	GLISPIN JENNIE M LIFE ESTATE	GLISPIN DAVID R & PATRICIA	157 WORCESTER STREET	N GRAFTON	MA	01536	45668	264
036.0-0000-0121.A	155 WORCESTER STREET	OGELLO ANN A		155 WORCESTER STREET	N GRAFTON	MA	01536-1263	60629	370
036.0-0000-0122.0	159 WORCESTER STREET	ROBERTS GEORGE M	ROBERTS CAROL E	P O BOX 533	N GRAFTON	MA	01536-0533	7894	362
036.0-0000-0123.0	161 WORCESTER STREET	SUTTON KENNETH W	SUTTON JULIE	161 WORCESTER STREET	N GRAFTON	MA	01536-1551	11945	136
036.0-0000-0124.0	163 WORCESTER STREET	ORBEGOSO GEOFFREY G	ORBEGOSO ASHLEE	163 WORCESTER STREET	N GRAFTON	MA	01536	56908	19
036.0-0000-0125.0	165 WORCESTER STREET	MURADIAN DAVID K		2 CREEPER HILL RD	N GRAFTON	MA	01536	60973	138
036.0-0000-0127.0	167 WORCESTER STREET	COHAN BETH		167 WORCESTER STREET	N GRAFTON	MA	01536	61196	256
036.0-0000-0128.0	169 WORCESTER STREET	BUDGE DARRYL H SR	BUDGE CHARLOTTE ANN	169 WORCESTER STREET	N GRAFTON	MA	01536-1551	14318	275
036.0-0000-0129.0	3 NORTH MAIN STREET	SHURICK JOHN	SHURICK JAMIE	3 NORTH MAIN STREET	N GRAFTON	MA	01536	58692	290
036.0-0000-0130.0	2 NORTH MAIN STREET	CASEY FRANCIS J		2 NORTH MAIN STREET	N GRAFTON	MA	01536-1534	8953	104
036.0-0000-0130.A	4 NORTH MAIN STREET	MALO CAMPOVERDE JOHN P		4 NORTH MAIN STREET	N GRAFTON	MA	01536	56927	137
036.0-0000-0131.A	160 WORCESTER STREET	MILOSZ DONALD S	MILOSZ KATHLEEN M	160 WORCESTER ST	N GRAFTON	MA	01536-1552	9395	61

EXHIBIT 1d.

RECEIVED

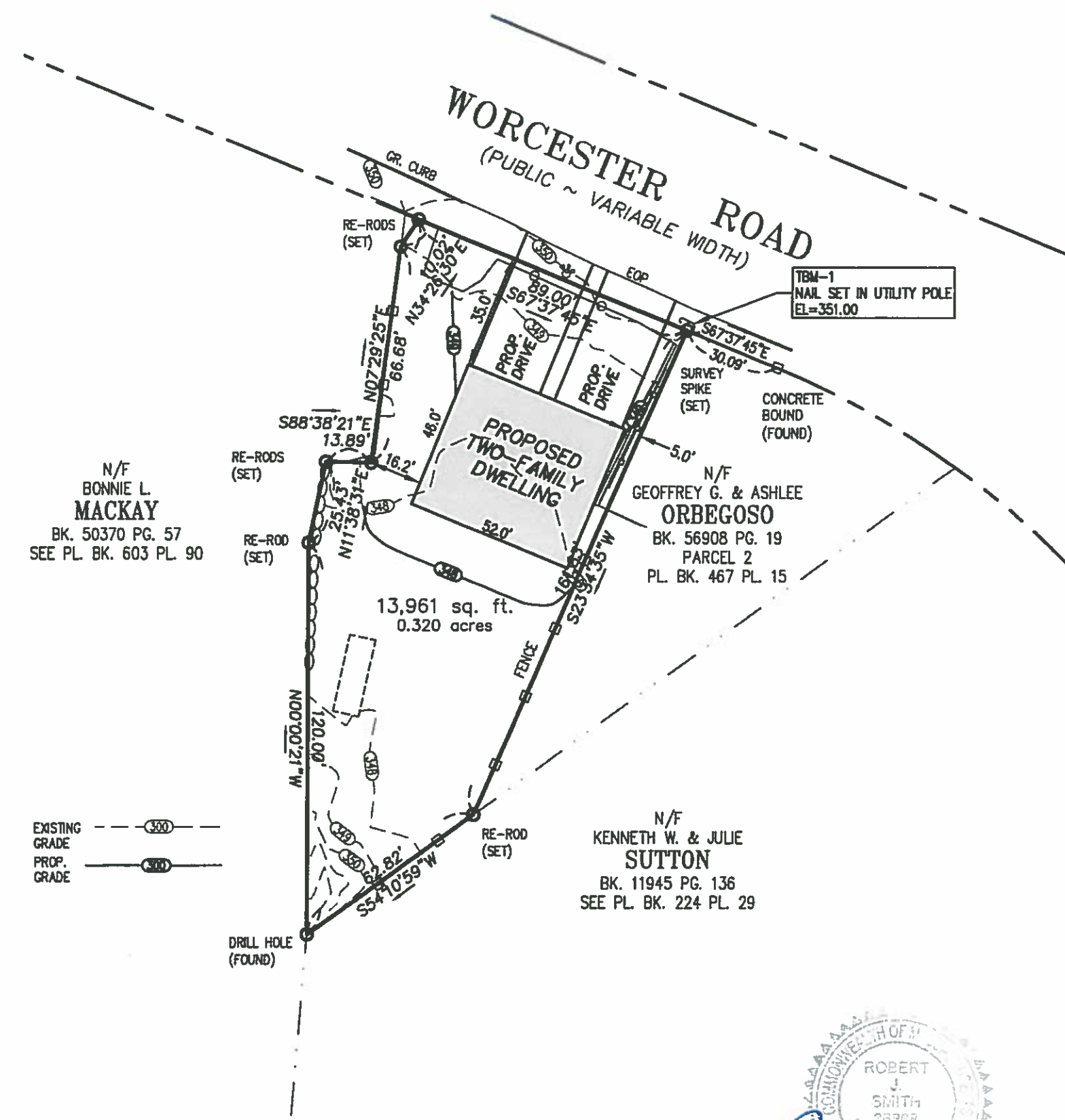
DEC 17 2019

COPY

PLANNING BOARD
 GRAFTON, MA

BASED UPON MY KNOWLEDGE, BELIEF AND INFORMATION, I HEREBY CERTIFY THAT THE PROPERTY SHOWN DOES NOT LIE WITHIN THE SPECIAL FLOOD HAZARD ZONE AS SHOWN ON F.E.M.A. MAP

25027C 0827 E DATED 7/4/11



N/F
BONNIE L.
MACKAY
BK. 50370 PG. 57
SEE PL. BK. 603 PL. 90

N/F
GEOFFREY G. & ASHLEE
ORBEGOSO
BK. 56908 PG. 19
PARCEL 2
PL. BK. 467 PL. 15

N/F
KENNETH W. & JULIE
SUTTON
BK. 11945 PG. 136
SEE PL. BK. 224 PL. 29

EXISTING GRADE
PROP. GRADE

DEED REF: 60973/138
PLAN REF: 467/15, 603/90
ZONED: R20, WATER SUPPLY PROTECTION OVERLAY
ASSESSORS REF: MAP 36 PARCEL 125

ROBERT J. SMITH, R.P.L.S.
DEC 16, 2019

NOTES:

- * THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY FINDINGS SUCH A REPORT MIGHT DISCLOSE.
- * LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER GATES, ETC. AND COMPILING INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. IN ACCORDANCE WITH CHAPTER 82 SECTION 40 INCLUDING AMENDMENTS ALL CONTRACTORS SHOULD NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES PRIOR TO ANY EXCAVATION WORK OR CALL DIG-SAFE AT 1-888-344-7233.
- * DATUM FOR THIS PLAN IS ASSUMED
- * THE LOT AND BUILDING PROPOSED ON THIS PLAN DOES NOT CONFORM TO THE PRESENT ZONING BYLAWS

ZONE: R-20	
PROPOSED TWO FAMILY DWELLING	
REQUIRED:	EXISTING/PROPOSED:
MIN. AREA: 20,000 S.F.	13,961 S.F.
MIN. FRONTAGE: 125'	89.00'
MIN. LOT WIDTH: 125'	85.09'
FRONT SETBACK: 30'	35.0'
SIDE SETBACK: 15'	16.2'/5.0'
REAR SETBACK: 15'	80.7'
MAX. BLD. COVERAGE: 30%	17.1%

- * SOLAR READY ZONE
- * IMPERVIOUS MATERIAL COVERAGE (BLD & PAVED DRIVE): 28.4%

COPY

RECEIVED

EXHIBIT 1e.

DEC 17 2019

PLANNING BOARD
GRAFTON, MA

PROPOSED BUILDING PLAN	
PREPARED FOR: DAVID K. MURADIAN 165 WORCESTER ROAD GRAFTON, MASSACHUSETTS	
SCALE: 1"=40'	DATE: DECEMBER 16, 2019
B&R SURVEY, INC. PROFESSIONAL LAND SURVEYORS 100 GROVE STREET WORCESTER, MA 01605 TEL. 508.756.8579 FAX. 508.421.4797	
DRAWN BY: RPB	PROJECT NO. 19-234