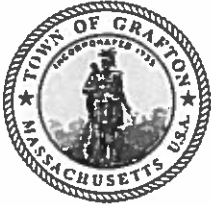


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GRAFTON, MA

*ke*



**TOWN OF GRAFTON**  
GRAFTON MEMORIAL MUNICIPAL CENTER  
30 PROVIDENCE ROAD  
GRAFTON, MASSACHUSETTS 01519  
(508) 839-5335 x1120 • FAX (508) 839-4602  
www.grafton-ma.gov  
planningdept@grafton-ma.gov

2018 JAN 18 AM 10:35

PLANNING DEPARTMENT

**APPLICATION FOR A HEARING UNDER THE SCENIC ROAD BYLAW**

The Grafton Scenic Road By-Law (Town of Grafton General By-Law, Section 24) provides that any repair, maintenance, reconstruction or paving work done with respect to any road designated as a Scenic Road shall not involve or include the cutting or removal of trees or tearing down or destruction of stone walls, or portions thereof, except with prior written consent of the Planning Board after a public hearing.

APPLICANT INFORMATION

NAME Melinda Springer  
STREET 18 Keith Hill Rd CITY/TOWN Grafton  
STATE MA ZIP 01519 TELEPHONE 508 265 8718

PROPERTY OWNER INFORMATION

NAME Noah Springer  
STREET 18 Keith Hill Rd CITY/TOWN Grafton  
STATE MA ZIP 01519 TELEPHONE 508 667 4822

Deed recorded in the Worcester District Registry of Deeds: Book 54417 Page 173

LOCATION OF PROPERTY ASSESSOR'S MAP 092.0 LOT #(S) 0003.0

STREET AND NUMBER 18 Keith Hill Road

Location of Work (Telephone poles, other landmarks) Rockwall at driveway entrance, behind mailbox

Brief Description of Proposed Work Remove tree at the edge of driveway + rock wall

Linear Extent of Work adding estate gate at end of drive

Description of impact of work on trees / walls any impact to wall will be restored

Describe why this impact is unavoidable the tree gets hit by big trucks and is directly on wall

Corrective activities by the Applicant to mitigate impacts wall will be rebuilt if impacted

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Applicant's Signature *Melinda Springer*

Date: 1-16-18

Property Owner's Signature (if not Applicant) *Noah Springer*

Date: 1-16-18

JAN 18 2018

**PLANNING BOARD  
GRAFTON, MA**

Project Description: (Springer) 18 Keith Hill Road, Grafton, MA 01519

Scope of this project begins with removing the tree near the rock wall. The tree will be removed by an insured tree removal company.

The rock wall will then be rebuilt and a post will be added to each side of driveway to hold an aluminum estate gate with a Door King motor it was also include surveillance cameras and a telephone entry system. The posts will be outfitted with columns to match the rock wall. A licensed electrician will do all the wiring.

Scope of work:

Estate Gate \$32,744.69  
Electrician \$2000-\$3000  
Mason Work \$8000-\$10,000  
Tree Removal \$1200-\$2200

Total \$44,000-\$48,000

This gate will ideally stop trespassing on our property (by vehicle). Even a no-trespass order has been unsuccessful to keep unwanted persons off our property. We installed an estate gate halfway down our driveway after moving in two years ago at the second rock wall. It has been unsuccessful with persons opening it to drive through, as well same person bike locking it together resulting in us being locked into our property.

Trespassing incidents (police notified each time):

Person opening gate and entering property 7/19/2016  
No Trespass Order obtained 7/20/2016  
Person locking our gate with bike lock 8/25/2016  
Person with no trespass order; trespassing 11/10/2017  
Criminal charges filed on person for trespassing 11/20/2017

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**GRAFTON, MA**



**TOWN OF GRAFTON**  
 GRAFTON MEMORIAL MUNICIPAL CENTER  
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 Phone: (508) 839-5335 ext 1170 • FAX: (508) 839-4602  
 www.grafton-ma.gov

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**PLANNING BOARD  
 GRAFTON, MA**

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: \_\_\_\_\_

Melinda Springer  
 Petitioner Name

Noah Springle  
 Property Owner / Company Name

18 Keith Hill Rd  
 Petitioner Address

18 Keith Hill Rd  
 Property Address

Grafton MA 01519  
 City, State, Zip

Grafton, MA  
 City, State, Zip

508 839 7463  
 Phone

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

Cda  
 Treasurer / Collector Name (please print)

\_\_\_\_\_  
 Treasurer / Collector Signature

12/5/17  
 Date



**TOWN OF GRAFTON**  
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BOARD OF ASSESSORS

GRAFTON  
 ASSESSORS

**Request for Abutters List**

Date of Request: 1-16-18 Date List Needed: \_\_\_\_\_

Requested by: Melinda Springer Phone: 508 265 8718

Name of Property Owner: Noah Springer

Street Address of Property: 18 Keith Hill Rd

Map: 92 Block: 0 Lot: 3.0

**REASON FOR LIST:**

Hearing before Zoning Board of Appeals Yes  No   
 Hearing before Planning Board Yes  No   
 Hearing before Conservation Commission Yes  No

Other: \_\_\_\_\_

**REASON FOR HEARING - (please circle)**

Variance  Scenic Road  Title 5  Special Permit  Subdivision

Other: \_\_\_\_\_

**RADIUS FOR ABUTTERS - (please check one)**

Immediate \_\_\_\_\_ <sup>100</sup> ~~300~~ Feet  Upon, along, across or under: \_\_\_\_\_

**LABELS**

Two Sets of Labels will be provided if needed: Yes  No   
 (Planning Board requires 2 sets of Labels)

**Office Use Only**

Date List Prepared: 1-17-18 Address Labels Prepared: 1-17-18

Fee Charged: \$ 25.00 Amt. Paid: 25.00 \$ Date: RECEIVED

Check: # 2038 Cash: \$ \_\_\_\_\_ Money Order: \$ \_\_\_\_\_

*pd check  
 mmj*

JAN 18 2018

**PLANNING BOARD  
 GRAFTON, MA**

1/17/2018

18 Keith Hill Road  
Map 91, Lot 3

*Tammy Kalinowski*  
Tammy Kalinowski, Office Manager

PARCEL ID	LOCATION	OWNER 1	OWNER 2	ADDRESS	CITY	ST	ZIP	BK	PG
110/092.0-0000-0002.0	24 KEITH HILL ROAD	ANDERSON FORBES	ANDERSON CANDACE	24 KEITH HILL ROAD	GRAFTON	MA	01519	8413	332
110/092.0-0000-0003.0	18 KEITH HILL ROAD	SPRINGER NOAH U		18 KEITH HILL ROAD	GRAFTON	MA	01519	54417	173
110/092.0-0000-0004.0	10 KEITH HILL ROAD	HAGGERTY CLAIRE M		90 OLD UPTON ROAD	GRAFTON	MA	01519	38298	146
110/092.0-0000-0004.B	13 STRATTON ROAD	BROWN KIBBE R	BADNER DONNA L	13 STRATTON ROAD	GRAFTON	MA	01519	18368	40
110/092.0-0000-0009.0	15 STRATTON ROAD	GRAFTON LAND TRUST INC		PO BOX 114	GRAFTON	MA	01519	23363	359
110/092.0-0000-0010.0	19 STRATTON ROAD	BAKIS BRYAN	BAKIS JILL M	19 STRATTON ROAD	GRAFTON	MA	01519	6466	396
110/092.0-0000-0010.A	21 STRATTON ROAD	MULLER WILLIAM G	MULLER CHRISTINE B	21 STRATTON ROAD	GRAFTON	MA	01519	7196	316
110/093.0-0000-0005.0	23 KEITH HILL ROAD	CAHILL TERRENCE G	CAHILL SHANNON F	23 KEITH HILL ROAD	GRAFTON	MA	01519	51983	361
110/093.0-0000-0005.A	27 KEITH HILL ROAD	MARCUM KATHLEEN C		27 KEITH HILL ROAD	GRAFTON	MA	01519	50291	48
110/093.0-0000-0005.B	17 KEITH HILL ROAD	CAHILL TERRENCE G	CAHILL SHANNON F	23 KEITH HILL ROAD	GRAFTON	MA	01519	51983	361
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

Residential Property Record Card

Parcel ID: 110092.0-0000-0003.0 MAP: 092.0 BLOCK: 0000 LOT: 0003.0 Parcel Address: 18 KEITH HILL ROAD FY: 2017

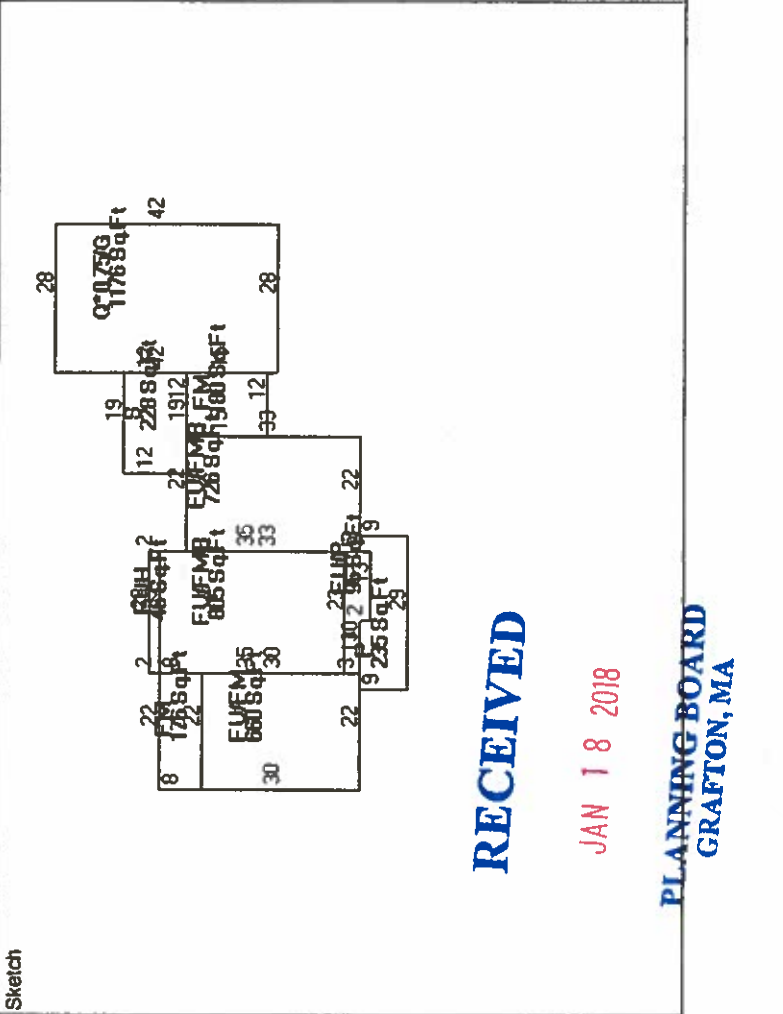
**PARCEL INFORMATION**  
 Use-Code: 101 Sale Price: 949,999 Book: 54417 Road Type: T Inspect Date: 11/08/2007  
 Tax Class: T Sale Date: 10/09/2015 Page: 173 Rd Condition: P Meas Date: 11/08/2007  
 Owner: SPRINGER NOAH U  
 Tot Fin Area: 5761 Sale Type: P Cert/Doc: L Entrance: C  
 Tot Land Area: 6,300 Sale Valid: Y Water: IW Collect Id: RB  
 Sewer: RAGOLIA MARK A Sewer: SP Inspect Reas: M  
 Exempt-B/L% 100/100 Comm-B/L% 0/0 Indust-B/L% 0/0 Open Sp-B/L% 0/0

**RESIDENCE INFORMATION**  
 CL Tot Rooms: 9 Main Fn Area: 2547 Attic: NBHD CLASS: 4 NBHD CLASS: 3 ZONE: R4  
 Story Height: 2.00 Bedrooms: 4 Up Fn Area: 3214 Bsmnt Area: 1531  
 Roof: G Full Baths: 2 Add Fn Area: Bsmt Grade: CN  
 Ext Wall: AV Half Baths: 2 Unfin Area: Foundation: 1988  
 Masonry Trim: Ext Bath Fix: Tot Fin Area: 5761 Eff Yr Built: 1989  
 Bath Qual: T RCNLD: 629881 Kitch Qual: T Year Built: 1989  
 Mkt Adj: Heat Type: FA Ext Kitch: Cost Bldg: 629,000  
 Sound Value: Fuel Type: O Grade: G Att Str Val: 174,100  
 Fireplace: 2 Bsmnt Gar Cap: Condition: G Alt Str Val2: 183,100  
 Central AC: Y Bsmnt Gar SF: Pct Complete: 11/81  
 Alt Gar SF: 1178 %Good P/F/E/R: 50/150

**VALUATION INFORMATION**  
 Current Total: 809,900 Bldg: 635,800 Land: 174,100 MktLnd: 174,100  
 Prior Total: 630,000 Bldg: 446,900 Land: 183,100 MktLnd: 183,100

**DETACHED STRUCTURE INFORMATION**  
 Str Unit Mar-1 Mar-2 E-YR-Blt Grade Cond %Good P/F/E/R Cost Class  
 TC C 1 1980 A F 50/150 6,800

**LAND INFORMATION**  
 Seg Type Code Method Sq-Ft Acrea Infru-Y/N Value Class  
 1 P 101 S 40000 N 131,936  
 2 R 101 S 234428 N 42,197



Photo



18 KEITH HILL ROAD

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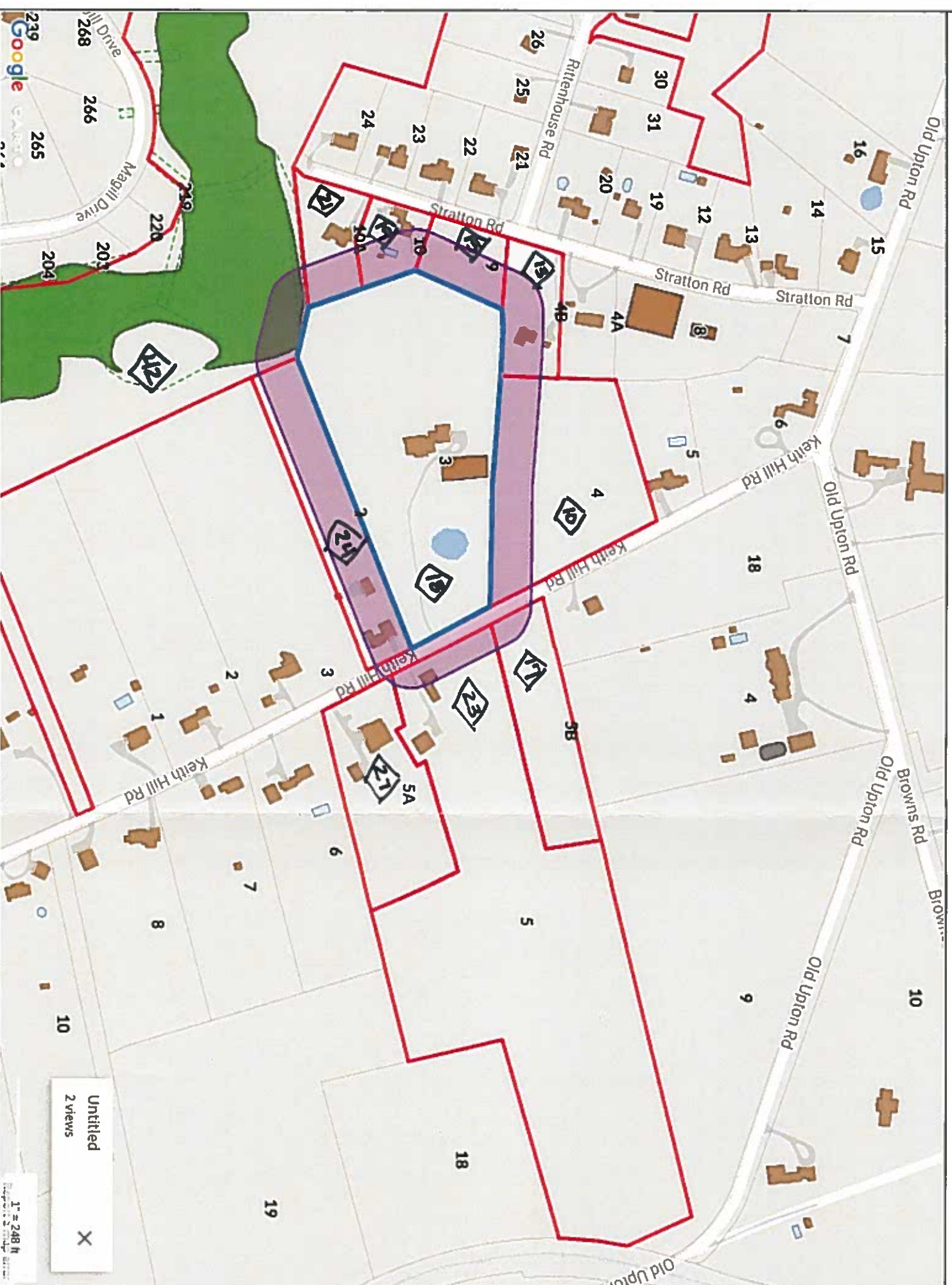
		6 x 6 <a href="mailto:tom.manguso@walpolewood.net">tom.manguso@walpolewood.net</a>			
CUSTOM R #	DAT	ORD R #	BRANCH	CUSTOM R TYP	STIMAT NUMB R
				01 X 03	
PROJ CT (D AL) NAM		PTA #		PTA NAM	
BILL TO NAM		SHIP TO NAM		PHON	
STR T / P.O. BOX		SHIP TO STR T			
CITY	STAT	ZIP	CITY	STAT	ZIP
CONTACT NAM	MAIN PHON	OTH R PHON	CUSTOM R -MAIL	SLS #	LT / PP #
	6		<a href="mailto:thespringerfamilia@gmail.com">thespringerfamilia@gmail.com</a>		
2	ST L POSTS WITH HOOK BOLTS FOR MASONRY PILLAR				
1	12' WID DOUBL ALUMINUM ARCH D TOP GAT WITH QUAD FINIALS				
1	FAAC 400 LONG OP RATOR SYST M				
1	DOOR KING 1812 T L PHON NTRY SYST M WITH CAM RA				
1	FR XIT LOOP INTO DRIV WAY				
Quotation is valid for 30 days					
C DAR	LIF GUARD	SOLID C LLULAR VINYL	ST L	ALUMINUM	XTRUD D VINYL
		X			
TWO COATS OF SH RWIN-WILLIAMS FACTORY FINISH		DISPOS OF XISTING	COLOR	WHIT	NATURAL
		X	X		
TAK DOWN XISTING	DISPOS OF XISTING	INSTALL BY WALPOL			
		X	MATERIALS ONLY - D LIV R D TO SIT		
APPROVAL DRAWINGS R QUIR D	FINANC D				
X					
CA	CK #	CC	\$16,400.00	Charges	\$31,395.00
				Tax	\$1,349.69
					6
			FINANC CHARG S WILL B ADD D TO ALL D LINQU NT ACCOUNTS and will be computed at a periodic rate of 1-1/2% P R MONTH, WHICH IS AN ANNUAL RAT OF 18%. The customer agrees to pay all costs and expenses, including, without limitation, all reasonable attorney's fees, costs and expenses, which might be incurred in the collection of any amount hereunder.		
<p>The customer is responsible for establishing property lines and fence lines, for clearly marking all underground and/or concealed objects, and for conforming with local zoning by-laws; the customer is responsible for any damages resulting from failure to do so. This quotation is subject to conditions beyond our control and does not include costs arising from extraordinary conditions; for example, striking ledge which requires the cementing of posts or the use of compressor for drilling and pinning posts, or clearing trees, brush or other obstructions from the working area. This agreement along with all documents and drawings incorporated herein by reference, constitutes the entire agreement between Walpole Outdoors LLC and the customer and there are no verbal agreements or representations in connection therewith. This agreement shall not be modified other than in writing by an authorized representative of each party and neither party shall have the authority to waive this prohibition.</p>					
Walpole Outdoors	Date	You may cancel this agreement if it has been signed at a place other than Walpole's normal place of business, provided you notify Walpole in writing at our main office or branch office by fax, email, delivery or ordinary mail posted not later than midnight of the third business day following the signing of this agreement. If cancelled beyond this period Walpole has the right to recover costs incurred for engineering, special materials or manufacturing costs.			Forman  Tag installed date
Accepted by Customer	Date				

By signing this agreement the customer acknowledges having read and understood the terms and conditions listed on the front of this agreement.

JAN 18 2018

By signing this agreement, the customer acknowledges having read and understood the terms and conditions listed on the front of this agreement.

PLANNING BOARD  
GRAFTON, MA



**Property Information**  
 Property ID 110/092.0-0000-0003.0  
 Location 18 KEITH HILL ROAD  
 Owner SPRINGER NOAH U



**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.

Parcels updated 6/11/2017  
 Properties updated 12/22/2016

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