



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

APPLICATION FOR SPECIAL PERMIT

Application No. SP2021-04/SPA

APPLICANT & PROPERTY OWNER INFORMATION

NAME Jen and Justin Compton
STREET 13 Wheeler Rd. CITY/TOWN N Grafton
STATE MA ZIP 01536 TELEPHONE 617 719-0890
NAME OF PROPERTY OWNER (if different from Applicant) Brigham Enterprises LLC
Deed recorded in the Worcester District Registry of Deeds Book 56096 Page 21

SITE INFORMATION:

STREET AND NUMBER 23 N. Brigham Hill Road, N. Grafton
ZONING DISTRICT R4 ASSESSOR'S MAP 116 54 LOT #(S) 054 12
LOT SIZE 2.13 FRONTAGE 263'
CURRENT USE vacant land

RECEIVED

PROJECT/PLAN INFORMATION:

PLAN TITLE
PREPARED BY (name/address of PE/ Architect) JIN - 3 2021
DATES

Planning Board

Use for which Special Permit is sought: (refer to § 3.2.3.1 of the Zoning Bylaw - Use Regulation Table) Grafton, MA
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: 5/31/2021
Property Owner's Signature (if not Applicant) Peter H. Williams Date: 5/31/2021



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**APPLICATION FOR SITE PLAN APPROVAL**

Application No. SP2021/04/SPA

APPLICANT NAME: Jen and Justin Compton

STREET 13 Wheeler Road CITY/TOWN N. Grafton

STATE MA ZIP 01536 TELEPHONE 617 719 0890

PROPERTY OWNER NAME: Brigham Hill Enterprises LLC

STREET 128 Brigham Hill CITY/TOWN N. Grafton

STATE MA ZIP 01536 TELEPHONE 508 353-9302

Deed recorded in the Worcester District Registry of Deeds Book 56096 Page 21

CONTACT PERSON'S NAME: Jen Compton

TELEPHONE 617 719-0890

**SITE INFORMATION:**

STREET AND NUMBER 23 N. Brigham Hill Rd.

ZONING DISTRICT R4 ASSESSOR'S MAP 110 LOT #(S) **RECEIVED**

LOT SIZE 2.13 FRONTAGE 263'

CURRENT USE vacant land JUN - 3 2021

**PLAN INFORMATION:**

PLAN TITLE \_\_\_\_\_ **Planning Board**

PREPARED BY \_\_\_\_\_ **Grafton, MA**

DATE PREPARED \_\_\_\_\_ REVISION DATE \_\_\_\_\_

Describe proposed changes / additions: Accessory apartment in conjunction with new house build

**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 JEN Compton Date: 5/31/2021

Property Owner's Signature (if not Applicant) Peter H Williams Date: 5/31/2021



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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: \_\_\_\_\_

Jen & Justin Compton  
 Petitioner Name

Jen & Justin Compton  
 Property Owner / Company Name

13 Wheeler Rd  
 Petitioner Address

13 Wheeler Rd  
 Property Address

North Grafton, MA 01536  
 City, State, Zip

Grafton, MA  
 City, State, Zip

617-913-6774  
 Phone

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

Thomas Merolli  
 Treasurer / Collector Name (please print)

Thomas Merolli  
 Treasurer / Collector Signature

\_\_\_\_\_  
 Date



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<input type="checkbox"/> Building - Electric	_____	_____	<input type="checkbox"/> Conservation	_____	_____
<input type="checkbox"/> Building - Plumbing	_____	_____	<input checked="" type="checkbox"/> Planning	_____	X
<input type="checkbox"/> Board of Health	_____	_____	<input type="checkbox"/> Other	_____	_____

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

Brigham Enterprises, LLC  
 Petitioner Name  
128 Brigham Hill Road  
 Petitioner Address  
North Grafton, MA 01536  
 City, State, Zip  
508-353-9302  
 Phone

Timothy Williams  
 Property Owner / Company Name  
21 North Brigham Hill Road  
 Property Address  
Grafton, MA  
 City, State, Zip

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

Beth Schrottman Beth Schrottman 5/28/02  
 Treasurer / Collector Name (please print) Treasurer / Collector Signature Date

5/26/2021

23 N BRIGHAM HILL ROAD  
MAP 54 LOT 12



CODY HERD, DATA COLLECTOR

PARCEL ID	LOCATION	OWNER 1	OWNER 2	ADDRESS	CITY	ST	ZIP	BK	PG
044.0-0000-0029.0	33 N BRIGHAM HILL ROAD	WHITE DAVID H	WHITE SHIRLEY H	40 N BRIGHAM HILL ROAD	N GRAFTON	MA	01536	17307	240
045.0-0000-0006.0	40 N BRIGHAM HILL ROAD	WHITE DAVID H	WHITE SHIRLEY H	40 N BRIGHAM HILL ROAD	N GRAFTON	MA	01536	6088	340
054.0-0000-0004.0	128 BRIGHAM HILL ROAD	WILLIAMS SHIRLEY		128 BRIGHAM HILL ROAD	N GRAFTON	MA	01536	16165	113
054.0-0000-0010.0	17 N BRIGHAM HILL ROAD	CYR HENRY L JR	CYR GERALDINE A	17 N BRIGHAM HILL ROAD	N GRAFTON	MA	01536	16530	176
054.0-0000-0011.0	19 N BRIGHAM HILL ROAD	COE, BRITTANY L		19 N BRIGHAM HILL ROAD	N GRAFTON	MA	01536	60796	127
054.0-0000-0012.0	23 N BRIGHAM HILL ROAD	BRIGHAM ENTERPRISES LLC		128 BRIGHAM HILL ROAD	N GRAFTON	MA	01536	56096	21
054.0-0000-0013.0	29 N BRIGHAM HILL ROAD	TOWER ROBERT E TRUSTEE	H & A TOWER TRUST	29 N BRIGHAM HILL ROAD	N GRAFTON	MA	01536	51081	311
054.0-0000-0013.R	27 N BRIGHAM HILL ROAD	PINA, DILMA ALVES	PINA, ALEX JUNIOR MONTEIRO	27 N BRIGHAM HILL ROAD	N GRAFTON	MA	01536	63504	73
054.0-0000-0014.0	37 WHEELER ROAD	CRATER-FERRARO REALTY LLC		116 BRIGHAM HILL ROAD	N GRAFTON	MA	01536	23824	302
054.0-0000-0021.0	21 N BRIGHAM HILL ROAD	WILLIAMS, TIMOTHY P		236 NORTH STREET	UPTON	MA	01568	65063	189

To: Town of Grafton, Planning Department  
30 Providence Road, Grafton, MA 01519

From: Jen & Justin Compton  
13 Wheeler Road, North Grafton, MA 01536

RE: Accessory Apartment Special Permit Request | 23 N. Brigham Hill Road

Date: June 1, 2021

We respectfully submit this application for a special waiver to accommodate an in-law apartment as a part of our upcoming new home build. The layout of our current home just down the road proved challenging to build a suitable one-floor living plan for our fellow Grafton-resident parents (Peter and Beth Mena of Creeper Hill Road) and we hope this alternative course will provide a long-term solution for our family.

It is our intent to concurrently build a 1-story accessory apartment as we construct our new house located at 23 North Brigham Hill Road. The accessory apartment will be approximately 1,100 sq. ft. in total, which will be roughly 1/3 the size of the main house (i.e., main house ~ 2,900 sq. ft and accessory apartment ~ 1000 sq. ft.).

The design of the accessory apartment will be consistent with the appearance of the newly constructed main house. The accessory apartment will be built simultaneously with the main house and will follow all norms for residential construction and will comply with all applicable codes and regulations.

We are in the final stages of the land transaction and can provide updated deed information when processed. In addition to the current 2.13 acres associated with 23 N. Brigham Hill Road, it will be combined with another 1.38 acres and additional 125' frontage and drive access from adjacent lot 21 N. Brigham Hill Road. This plan is simultaneously in review with the planning board for recording. The house will be situated well within the building envelope of the current 23 N. Brigham Hill Road property.

As lifelong Grafton residents and admirers of the Brigham Hill area, we are excited to see this historic plot of land revived. Thank you for hearing this case and we look forward to talking with you at a set hearing date. Should any questions arise prior to that date, please feel free to contact us with your concerns.

Respectfully,



Jen Compton



Justin Compton

Home Address:  
Jen and Justin Compton  
13 Wheeler Road  
North Grafton, MA 01536

Proposed Project Address:  
23 North Brigham Hill Road  
North Grafton, MA 01536

Re: Waivers Requested

The following is a list of waivers we request from sec 1.3.3.3. of the Grafton Zoning By-laws

1. This information is provided in the application
2. This information is provided in the application
3. This information is provided in the application
4. This information is provided in the application
5. This information is provided in the application
6. This information is provided in the application
7. This information is provided in the application
8. This information provided on plan
9. This information provided on plan
10. N/A waiver requested
11. This information is provided in the application
12. N/A waiver requested
13. This information provided on plan
14. N/A waiver requested
15. N/A waiver requested
16. N/A waiver requested
17. N/A waiver requested
18. This information provided on plan
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. Both the new house and connected accessory apartment will be connected to municipal sewer

25. N/A waiver requested

26. This information provided on plan

27. N/A waiver requested

28. N/A waiver requested

29. N/A waiver requested

30. N/A waiver requested

1.3.3.3. (e) Stormwater Management – N/A waiver requested

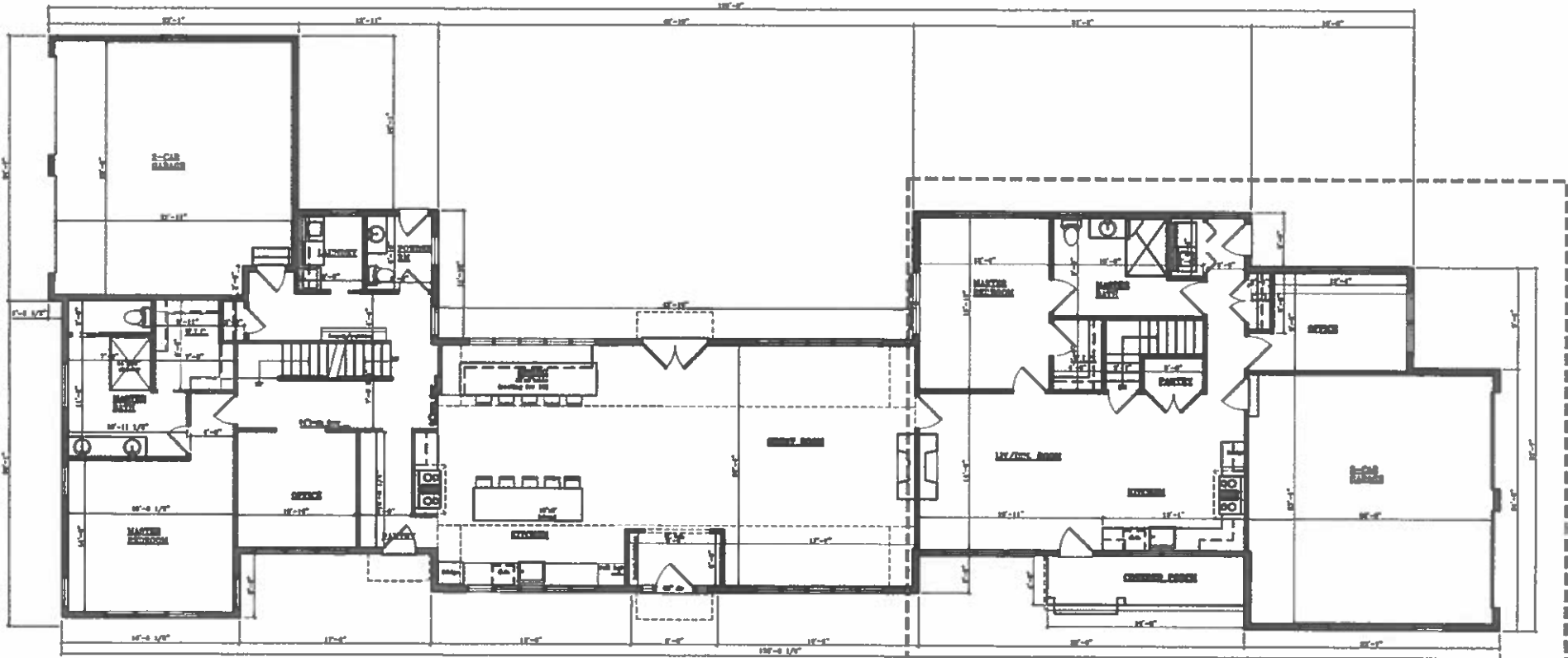
1.3.3.3. (f) Earthwork Calculations – N/A waiver requested

1.3.3.3 (g) Written statements – N/A waiver requested

8.2.1 Traffic Study – N/A waiver requested



23 N. Brigham Hill Road | Jen & Justin Compton  
 Single Family with Accessory Apartment  
 Architect: John Marro III, A.I.A., MA Lic. No. 9105

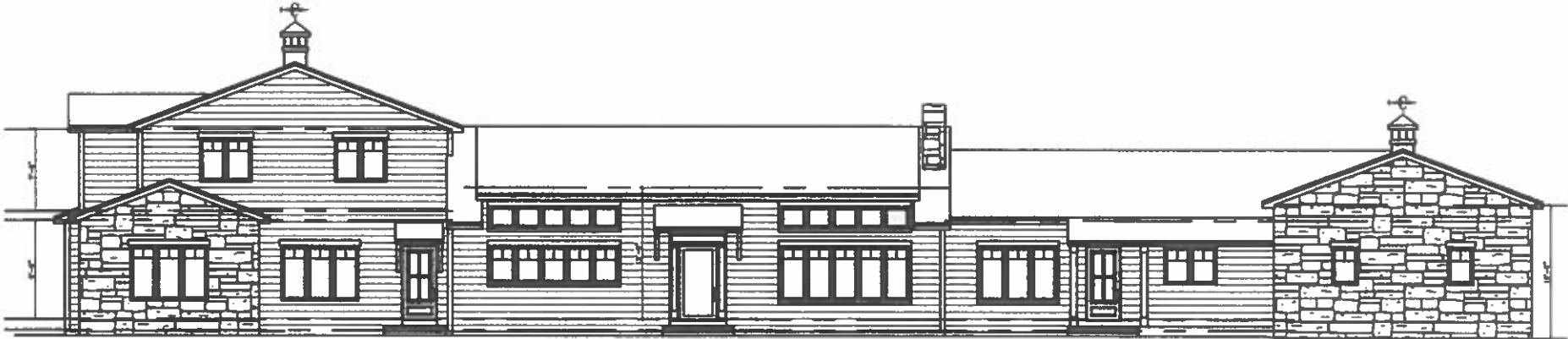


**FIRST FLOOR PLAN**  
 AREA OF EXISTING AREA - MAIN HOUSE

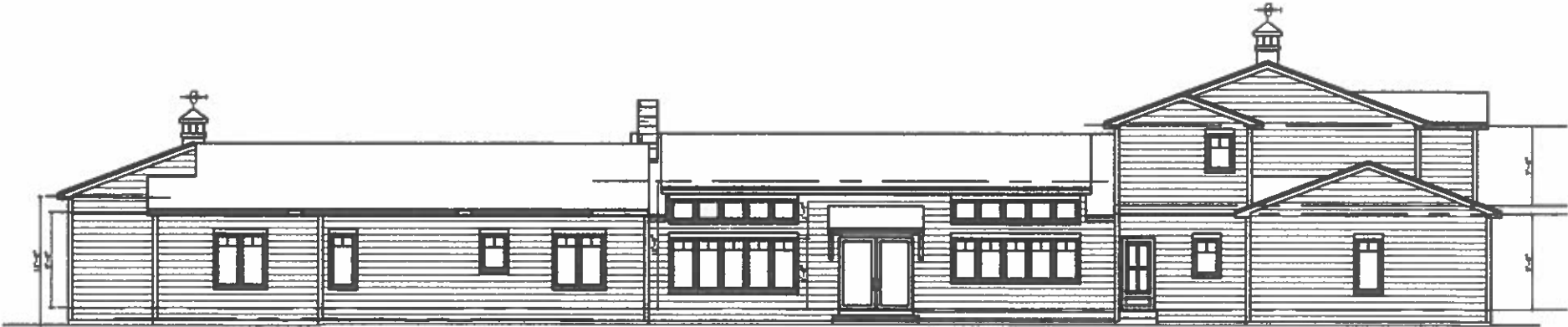
LINE UP EXISTING AREA IN-LAW

Proposed Accessory Apartment

23 N. Brigham Hill Road | Jen & Justin Compton  
Single Family with Accessory Apartment  
Architect: John Marro III, A.I.A., MA Lic. No. 9105



FRONT ELEVATION

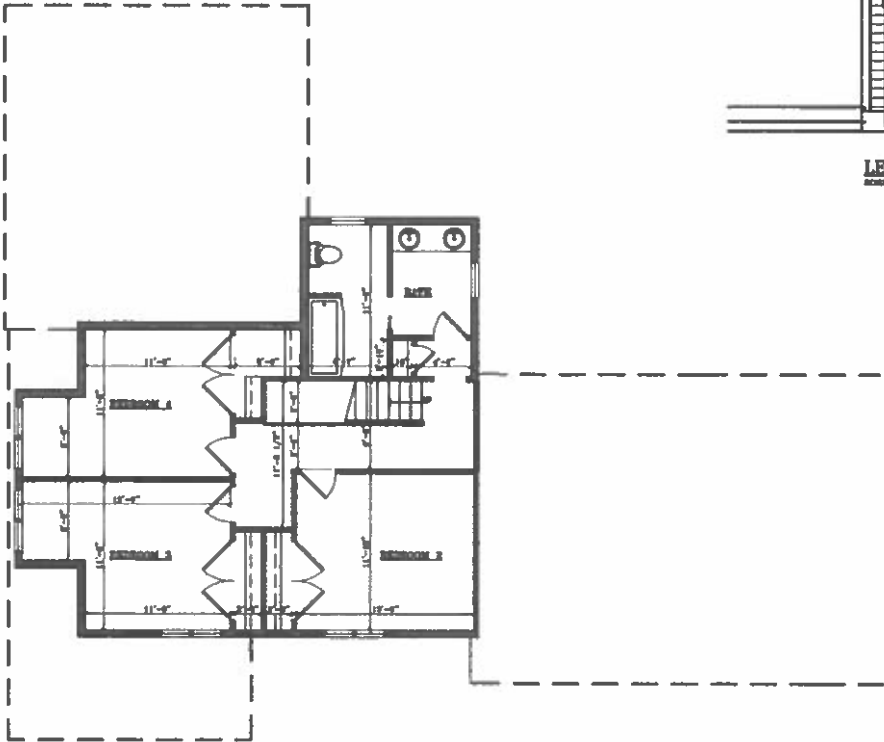


REAR ELEVATION

23 N. Brigham Hill Road | Jen & Justin Compton  
Single Family with Accessory Apartment  
Architect: John Marro III, A.I.A., MA Lic. No. 9105



**LEFT SIDE ELEVATION**  
DATE: 1/14/14

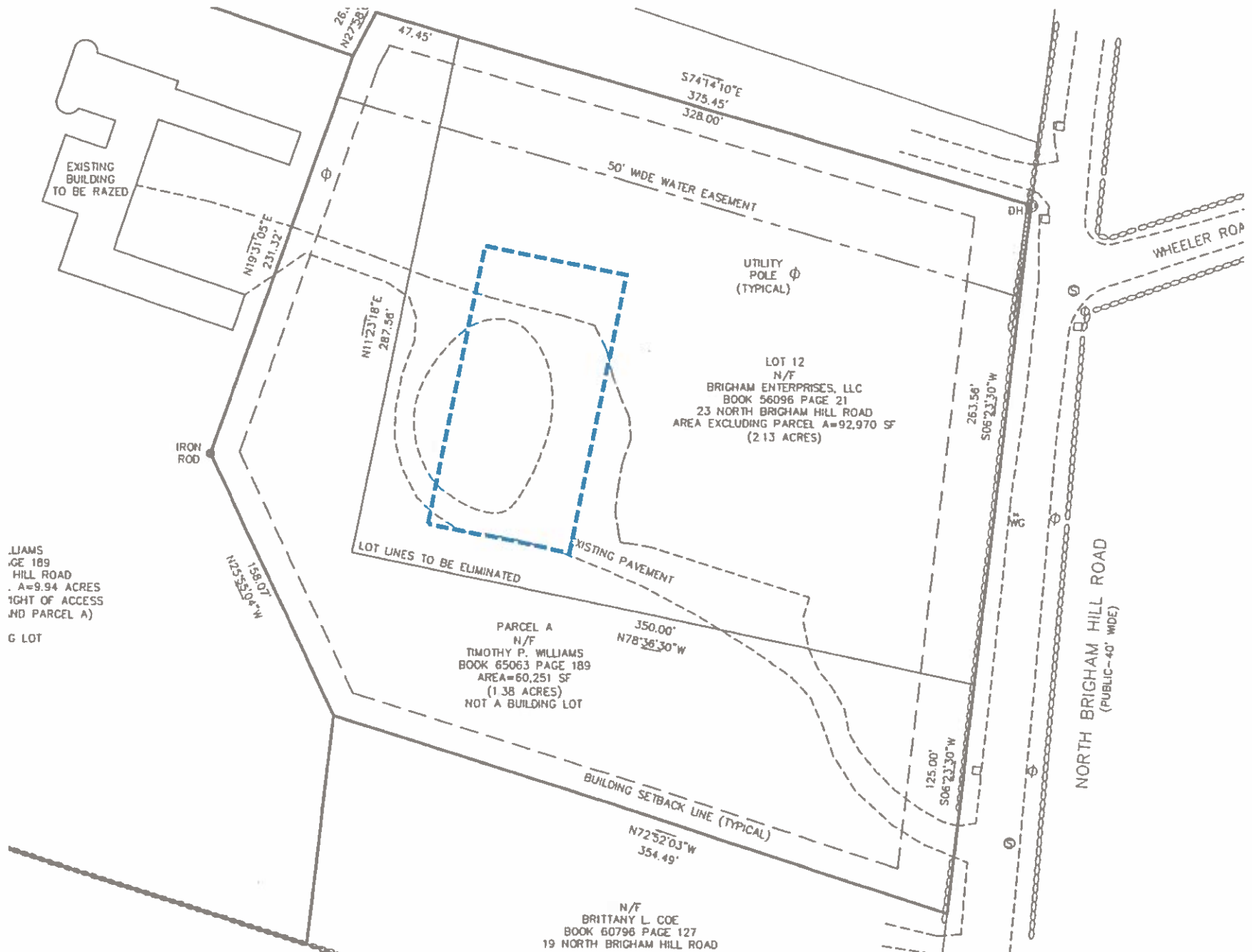


**SECOND FLOOR PLAN**  
DATE: 1/14/14  
NO. OF MAIN FLOOR



**RIGHT SIDE ELEVATION**  
DATE: 1/14/14

**23 N. Brigham Hill Road | Jen & Justin Compton**  
**Single Family with Accessory Apartment**  
**Planned House Location, within building envelope and in accordance with building setback lines**



WILLIAMS  
 PAGE 189  
 HILL ROAD  
 AREA=9.94 ACRES  
 RIGHT OF ACCESS  
 (AND PARCEL A)  
 G LOT

N/F  
 BRITTANY L. COE  
 BOOK 60796 PAGE 127  
 19 NORTH BRIGHAM HILL ROAD

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS. THIS CERTIFICATION IS INTENDED TO MEET THE REQUIREMENTS OF THE REGISTER OF DEEDS AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE LAND DEPICTED HEREON.

JEFFREY A STEFANK, PLS DATE

- NOTES
- SEE THE FOLLOWING PLANS RECEIVED AT THE WORCESTER DISTRICT REGISTER OF DEEDS:
    - PLAN BOOK 836 PLAN 30 DECEMBER 2012
    - PLAN BOOK 843 PLAN 26 JULY 2008
    - PLAN BOOK 564 PLAN 37 OCTOBER 1986
    - PLAN BOOK 513 PLAN 83 JANUARY 1984
    - PLAN BOOK 438 PLAN 8 SEPTEMBER 1978
  - THERE ARE NO APPARENT WETLANDS ON THE PARCEL DEPICTED HEREON.
  - SUBJECT PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA BASED ON FEMA PANEL 2507C0282C EFFECTIVE DATE: JULY 4, 2011.
  - ZONING DISTRICT - LOW DENSITY RESIDENTIAL (R-40)
  - MINIMUM LOT AREA - 40,000 SF  
MINIMUM LOT FRONTAGE - 140'  
SETBACKS - FRONT 30' SIDE AND REAR 15'  
MAXIMUM BUILDING COVERAGE - 30%  
MAXIMUM BUILDING HEIGHT - 30'
  - THE LOT NUMBERS REFER TO TAX MAP 54
  - THIS PLAN CREATES NO NEW LOTS, THE PURPOSE AND INTENT IS TO ADJUST THE LOT LINES AS DEPICTED HEREON.

APPROVAL UNDER SUBDIVISION CONTROL LAW NOT REQUIRED  
DRAFTING PLANNING BOARD

DRAFT

DATE: \_\_\_\_\_  
BEING A MAJORITY  
COMPLIANCE WITH ZONING OR OTHER REGULATIONS IS NEITHER EXPRESSED NOR IMPLIED

OWNERS:  
BRIGHAM ENTERPRISES, LLC  
BOOK 58096 PAGE 21  
TIMOTHY P WILLIAMS  
BOOK 63063 PAGE 189

PLAN OF LAND  
21-23 NORTH BRIGHAM HILL ROAD  
GRAFTON, MASS.  
SCALE: 1"=50'  
DATE: MAY 26, 2021



**Guerriere & Halton, Inc.**  
ENGINEERING & LAND SURVEYING  
1076 PROVIDENCE RD. #11 (508) 234-8824  
WETAHVILLE, MA 01580 FX (508) 234-8723  
www.guerriere-halton.com

