

AUG 29 2018

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GRAFTON, MA

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PLANNING BOARD

GRAFTON, MA 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

EXHIBIT

1A

PLANNING DEPARTMENT

APPLICATION FOR SPECIAL PERMIT

Application No. SP201874

APPLICANT & PROPERTY OWNER INFORMATION

NAME Alex Tucker

STREET 51 Warren St CITY/TOWN Boylston

STATE MA ZIP 01500 TELEPHONE 781 936 5078

NAME OF PROPERTY OWNER (if different from Applicant) Thomas Gwozdowski, Karen Gwozdowski-Gauvin, Susan Gwozdowski (deceased)

Deed recorded in the Worcester District Registry of Deeds Book 30397 Page 14

SITE INFORMATION:

STREET AND NUMBER 249 Providence Rd Grafton MA

ZONING DISTRICT Ag1 ASSESSOR'S MAP 0107 LOT #(S) 0024-0

LOT SIZE 13068.8 sqft FRONTAGE _____

CURRENT USE Residential

PROJECT/PLAN INFORMATION:

PLAN TITLE _____

PREPARED BY (name/address of PE/Architect) _____

DATES _____

Use for which Special Permit is sought: (refer to § 9.2.3.1 of the Zoning Bylaw - Use Regulation Table):

We would like to have 2 horses on the property with less than 5 acres

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: 8/20/18

Property Owner's Signature (if not Applicant) [Signature] Date: 8/23/18

The Property Owner has signed the application based on the assumption that the Applicant will be purchasing the property.

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RECEIVED TOWN ENGINEERS
GRAFTON, MA



PLANNING BOARD TOWN OF GRAFTON
GRAFTON, MA GRAFTON MEMORIAL MUNICIPAL CENTER

2018 AUG 29 PM 5:10

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GRAFTON, MASSACHUSETTS 01519
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www.grafton-ma.gov

EXHIBIT 1B

PLANNING DEPARTMENT

APPLICATION FOR SITE PLAN APPROVAL

Application No. SP2018-14

APPLICANT NAME: Alex Tucker

STREET 51 WARREN ST CITY/TOWN Boylston

STATE MA ZIP 01500 TELEPHONE _____

PROPERTY OWNER NAME: Thomas Gwozdowski, Karen Gwozdowski-Gauvin, Susan Gwozdowski (deceased)

STREET 127 Keith Hill Rd CITY/TOWN South Grafton

STATE MA ZIP 01560 TELEPHONE 508-839-4692

Deed recorded in the Worcester District Registry of Deeds Book 30397 Page 14

CONTACT PERSON'S NAME: Alex Tucker

TELEPHONE 781 936 5078

SITE INFORMATION:

STREET AND NUMBER 249 Providence Rd Grafton, MA

ZONING DISTRICT Ag. ASSESSOR'S MAP 0107 LOT #(S) 0024.0

LOT SIZE 13068.0 sqft FRONTAGE _____

CURRENT USE Residential

PLAN INFORMATION:

PLAN TITLE _____

PREPARED BY _____

DATE PREPARED _____ REVISION DATE _____

Describe proposed changes / additions: We want to have 2 Horses kept on the property (see attached description)

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 [Signature] Date: 8/29/18

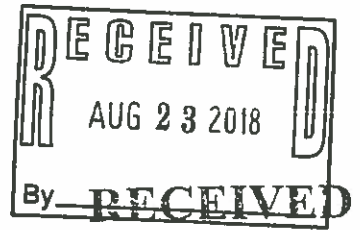
Property Owner's Signature (if not Applicant) [Signature] Date: 8/23/18

The Property Owner has signed the application based on the assumption that the Applicant will be purchasing the property.

COPY



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GRAFTON MEMORIAL MUNICIPAL CENTER
30 PROVIDENCE ROAD
GRAFTON, MASSACHUSETTS 01519
Phone: (508) 839-5335 ext 1170 • FAX: (508) 839-4602
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TREASURER / COLLECTOR

EXHIBIT 1c

AUG 29 2018

Certificate of Good Standing

Applicants seeking permits with the Town of Grafton must submit this completed form at the **PLANNING BOARD** 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: _____

Alex Tocler
Petitioner Name

Thomas Kozdowski
Property Owner / Company Name

51 Warren St
Petitioner Address

249 Providence Rd
Property Address

Baylson MA 01505
City, State, Zip

Grafton, MA
City, State, Zip

781 934 5078
Phone

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

J. Haffey
Treasurer / Collector Name (please print)

J. Haffey
Treasurer / Collector Signature

8/23/18
Date

Tammy Kojnowski
Tammy Kojnowski, Office Manager

PARCEL ID	LOCATION	OWNER 1	OWNER 2	ADDRESS 1	ADDRESS2	CITY	ST	ZIP	BK	PG
110/107.0-0000-0001.0	254 PROVIDENCE ROAD	BAIGELMAN ROBERT E	BAIGELMAN ABIGAIL R	254 PROVIDENCE ROAD		S GRAFTON	MA	01560	49897	91
110/107.0-0000-0002.0	252 PROVIDENCE ROAD	DAVIS JACQUELINE M		29 CARROLL ROAD		N GRAFTON	MA	01536	42587	169
110/107.0-0000-0003.0	250 PROVIDENCE ROAD	TOMKIEWICZ MITCHELL & ESTHER LIFE ESTATE	TOMKIEWICZ SUSAN ET ALS TRUSTEES	TOMKIEWICZ REALTY TRUST	253 PROVIDENCE ROAD	S GRAFTON	MA	01560	18507	185
110/107.0-0000-0004.0	248 PROVIDENCE ROAD	MAKIE KRISTINA M		248 PROVIDENCE ROAD		S GRAFTON	MA	01560	23683	237
110/107.0-0000-0005.0	246 PROVIDENCE ROAD	DONOHUE NEIL P		246 PROVIDENCE ROAD		S GRAFTON	MA	01560	58850	171
110/107.0-0000-0006.0	244 PROVIDENCE ROAD	DEVRIES JOSEPH III		244 PROVIDENCE ROAD		S GRAFTON	MA	01560	12843	374
110/107.0-0000-0007.0	242 PROVIDENCE ROAD	LANGE GREGORY P		242 PROVIDENCE ROAD		S GRAFTON	MA	01560	11668	294
110/107.0-0000-0008.0	238 PROVIDENCE ROAD	GETTING BRIAN		148 CLARK ROAD		WINCHESTER	NH	03470	24844	309
110/107.0-0000-0018.0	233 PROVIDENCE ROAD	COLLARI MATTHEW R		233 PROVIDENCE ROAD		S GRAFTON	MA	01560	58846	316
110/107.0-0000-0020.0	237 REAR PROVIDENCE ROAD	TOMKIEWICZ SUSAN ET ALS TRUSTEES		237 PROVIDENCE ROAD		S GRAFTON	MA	01560	18507	193
110/107.0-0000-0021.0	237 PROVIDENCE ROAD	YAYLAIAN THOMAS		237 PROVIDENCE ROAD		S GRAFTON	MA	01560	38796	221
110/107.0-0000-0022.0	241 PROVIDENCE ROAD	BAZINET PAUL G JR		241 PROVIDENCE ROAD		S GRAFTON	MA	01560	39750	199
110/107.0-0000-0023.0	243 PROVIDENCE ROAD	MITCHELL STEVEN E		245 PROVIDENCE ROAD		S GRAFTON	MA	01560	9837	70
110/107.0-0000-0023.A	245 PROVIDENCE ROAD	MITCHELL STEVEN E		245 PROVIDENCE ROAD		S GRAFTON	MA	01560	9837	70
110/107.0-0000-0024.0	249 PROVIDENCE ROAD	MITCHELL STEVEN E		245 PROVIDENCE ROAD		S GRAFTON	MA	01560	9837	70
110/107.0-0000-0024.A	249 PROVIDENCE ROAD	GWOZDOWSKI SUSAN L		245 PROVIDENCE ROAD		S GRAFTON	MA	01560	9837	70
110/107.0-0000-0025.0	249 REAR PROVIDENCE ROAD	SEAVER AUSTIN G JR		127 KEITH HILL ROAD		S GRAFTON	MA	01560	30397	14
110/107.0-0000-0025.0	249 REAR PROVIDENCE ROAD	YAYLAIAN JAMEY		247 PROVIDENCE ROAD		S GRAFTON	MA	01560	4976	244
110/107.0-0000-0026.0	253 PROVIDENCE ROAD	TOMKIEWICZ SUSAN ET ALS TRUSTEES		237 PROVIDENCE ROAD		S GRAFTON	MA	01560	36115	291
110/108.0-0000-0001.0	233 REAR PROVIDENCE ROAD	TOMKIEWICZ SUSAN ET ALS TRUSTEES		253 PROVIDENCE ROAD		S GRAFTON	MA	01560	5612	41
110/115.0-0000-0015.0	4 CROSS STREET	AMIDON RALPH & MARGARET LIFE ESTATE		253 PROVIDENCE ROAD		S GRAFTON	MA	01560	18507	191
110/115.0-0000-0016.0	255 PROVIDENCE ROAD	FLYNN JOSEPH A		4 CROSS STREET		S GRAFTON	MA	01560	25461	393
110/115.0-0000-0037.0	256 PROVIDENCE ROAD	GARABEDIAN VAUGHN P ET AL TRUSTEES		255 PROVIDENCE ROAD		S GRAFTON	MA	01560	5171	343
110/115.0-0000-0037.0	256 PROVIDENCE ROAD			256 PROVIDENCE ROAD REALTY TRUST		S GRAFTON	MA	01560	29191	273

EXHIBIT 1D

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PLANNING BOARD
GRAFTON, MA

EXHIBIT 1 E

August 29, 2018

Town of Grafton

249 Providence Street

Grafton Ma, 01519

To Whom It May Concern:

Jonathan and I would like to request a special permit to allow for two horses on our property.

As you can see from the plot plan we do have more than enough space to hold 2 horses. We do have town water so we do not need to worry about where the septic system is. All manure will be removed as necessary to keep the horses healthy and the property clean. Cleanliness is a huge thing for us! All manure will be kept in one pile behind the run in shed.

We currently own 2 horses one is 16.1 and the other is 15.3. Both horses live on my aunt's property now and fully respect fencing.

Sincerely,

Alexandra Tucker



Jonathan Dejesus

8/29/18

Jonathan Dejesus

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GRAFTON, MA**

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Attached is a list of requested waivers from the requirements of Section 1.3.3.3 (d)-(g)

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GRAFTON, MA

1. Provided
2. Provided
3. Provided
4. Provided
5. Provided
6. Provided
7. Provided
8. Provided
9. Waiver Request
10. Waiver Request
11. Waiver Request
12. Waiver Request
13. Waiver Request
14. Waiver Request
15. Waiver Request
16. Waiver Request
17. Waiver Request
18. Waiver Request
19. Waiver Request
20. Waiver Request
21. Waiver Request
22. Waiver Request
23. Waiver Request
24. Waiver Request
25. Waiver Request
26. Waiver Request
27. Waiver Request
28. Waiver Request
29. Waiver Request
30. Waiver Request
31. Waiver Request

E. Waiver Request

F. Waiver Request

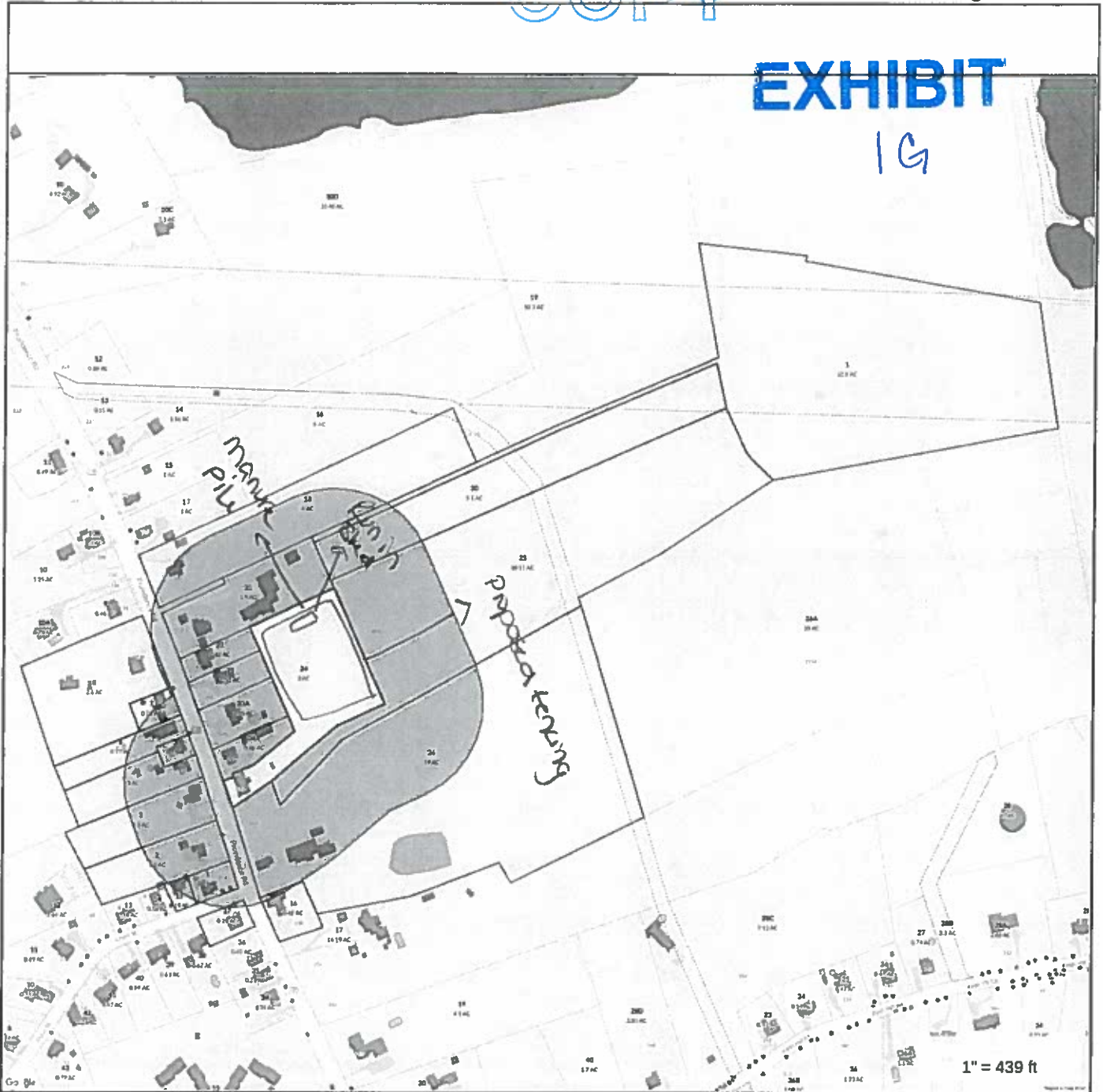
G. Waiver Request

Section 8.2.1 Traffic Study: Waiver Request

EXHIBIT 1 F

EXHIBIT

1G



Property Information

Property ID 110/107.0-0000-0024.0
 Location 249 PROVIDENCE ROAD
 Owner GWOZDOWSKI SUSAN L



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.

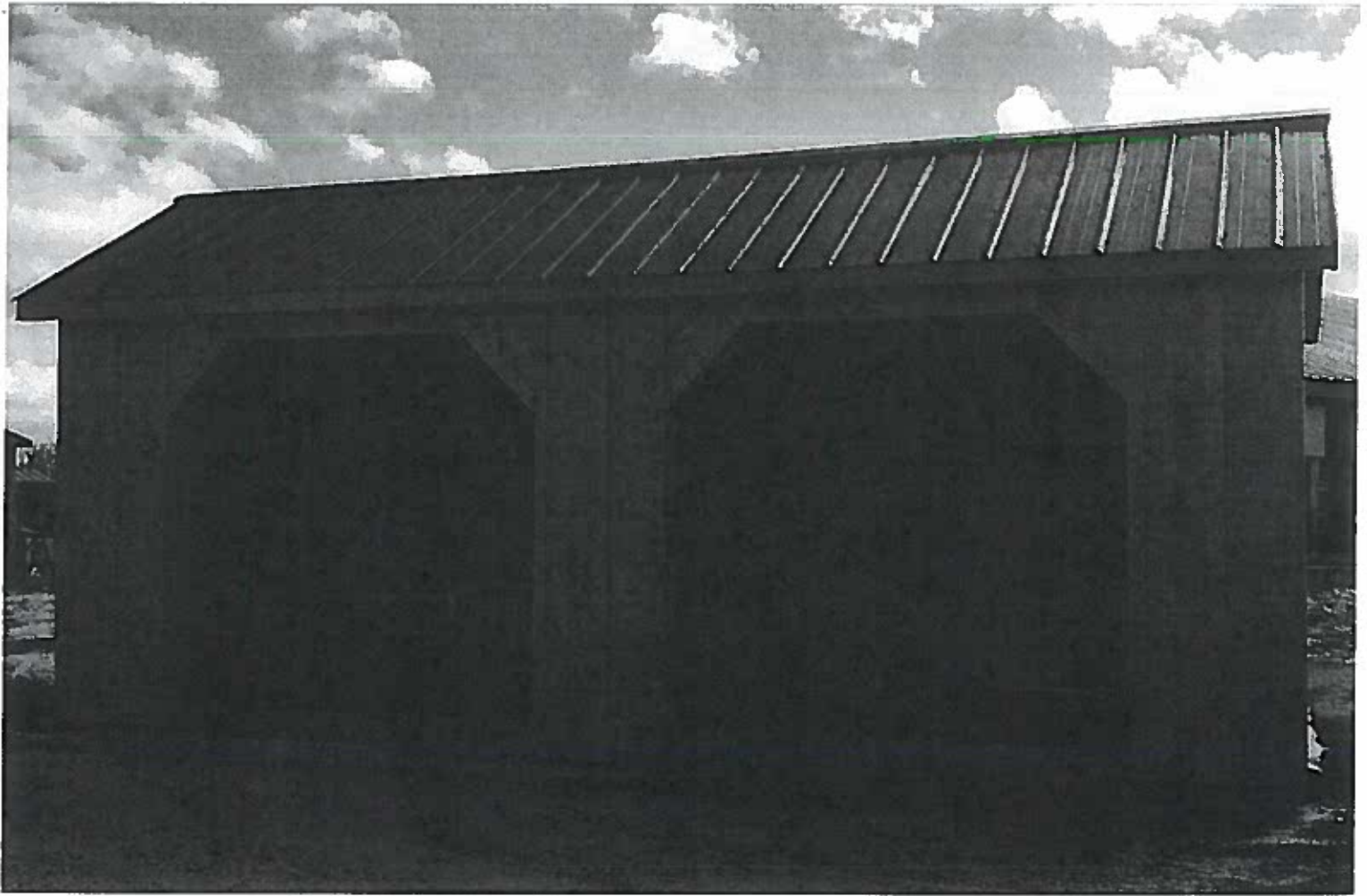
Parcels updated 4/1/2018
 Properties updated 4/1/2018

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GRAFTON, MA

IN STOCK ready to go. 10x20 \$2,000 plus tax...



Pen in shed / used to house
the horse 10x20.

Pressure treated with tin roof.

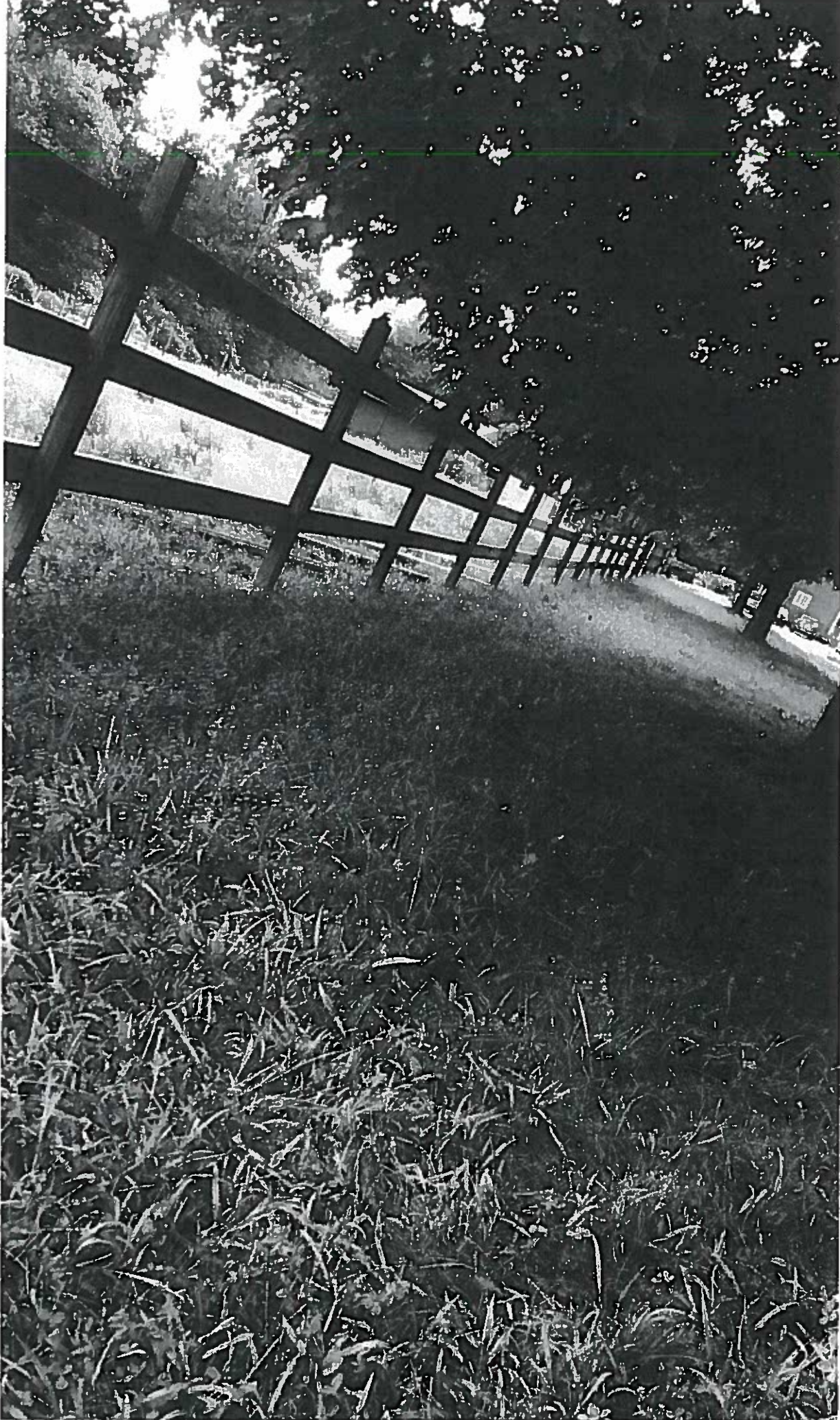
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PLANNING BOARD
GRAFTON, MA

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EXHIBIT 14



This is
 a paddock
 my husband
 built.
 we plan
 to do
 the same
 things
 using
 pressure
 treated
 wood.
 4x4 post
 8 feet.
 2x4
 treated
 rails.

EXHIBIT 1 F

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Gate

Pressure treated wood

EXHIBIT 1J

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PLANNING BOARD
GRAFTON, MA

August 29, 2018

Grafton Board of Health

30 Providence Street

Grafton Ma, 01519

We are requesting a special permit for Keeping of livestock under 5 acres.

We Plan on removing the manure from the property as necessary. We would bring the manure to a recycling company like Mitrano Removal Service in Shirley Ma. Flies and pests shall be controlled by cleaning the run in shed and paddocks daily as sanitation is the most important factor in a fly control plan. We do spray the horses daily with fly spray. All grain will be placed in covered containers to keep any pests out. All water bins are also cleaned regularly to ensure good health for the horses and cleanliness.

Sincerely,

Alexandra Tucker



8/29/18

Jonathan Dejesus



EXHIBIT 1K

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**PLANNING BOARD
GRAFTON, MA**