



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 TOWN CLERK
GRAFTON, MA

2021 MAR 23 PM 1:48

APPLICATION FOR MODIFICATION OF A SPECIAL PERMIT

Application No. SP 2020-4 Modification # 1

APPLICANT & PROPERTY OWNER INFORMATION

NAME Providence Street Village, Inc.

STREET 81 Camp Street CITY/TOWN Milford

STATE MA ZIP 01757 TELEPHONE 774-248-0192

NAME OF PROPERTY OWNER (if different from Applicant)

Deed recorded in the Worcester District Registry of Deeds Book 59657 Page 50

SITE INFORMATION:

STREET AND NUMBER 274 Providence Road

ZONING DISTRICT VMU ASSESSOR'S MAP 115.0 LOT #(S) 31.0

LOT SIZE 36,134 SF FRONTAGE 118.24 Ft

CURRENT USE Undeveloped

PROJECT/PLAN INFORMATION:

PLAN TITLE "Providence Village" A Condominium Site Plan in Grafton, MA

PREPARED BY (name/address of PE/Architect) Guerriere & Halnon, Inc.

DATES February 26, 2020 last revised November 2, 2020

Briefly state requested modification:

See attached Letter dated March 15, 2021

RECEIVED

Cite all appropriate sections of the Zoning By-Law which pertain to this Application, Use and Site: MAR 19 2021

TO THE GRAFTON PLANNING BOARD:

Planning Board
Grafton, MA

The undersigned, being the APPLICANT named above, hereby applies for a SPECIAL PERMIT and certifies that, to the best of APPLICANT'S knowledge and belief, the information contained herein is correct and complete.

Applicant's Signature Date:

Property Owner's Signature (if not Applicant) Date:



Guerriere & Halnon, Inc.

ENGINEERING & LAND SURVEYING

www.guerriereandhalnon.com

Est. 1972

Milford Office

333 West Street, P. O. Box 235
Milford, MA 01757-0235
(508) 473-6630/Fax (508) 473-8243

Franklin Office

55 West Central Street
Franklin, MA 02038-2101
(508) 528-3221/Fax (508) 528-7921

Whitinsville Office

1029 Providence Road
Whitinsville, MA 01588-2121
(508) 234-6834/Fax (508) 234-6723

March 17, 2021

Robert Hassinger, Chairman
Grafton Planning Board
30 Providence Road
Grafton, MA 01519

Re: Request for Minor Modification to the Special Permit (SP 2020-04)
274 Providence Road, Grafton, MA

Dear Robert:

On behalf of our client, Providence Street Village, Inc., we respectfully request a minor Modification to the Special Permit (SP 2020-04) approved by the Planning Board at the September 28, 2020 public hearing. The requested modification includes the following:

1. In accordance with Condition A3, an increase of the individual unit widths from 20 to 22 feet as not being substantially different from the materials referenced in Exhibits 1 to 28.
2. Modification of Finding F4 to eliminate “two (2) of which shall be designated affordable”
3. Modification of Condition B7 to replace “building permit(s)” with “occupancy permit(s)”

In accordance with Condition A3 we request the Planning Board make a determination that increasing the individual unit widths from 20 to 22 feet is not substantially different from the layout currently approved by the Board. The plans referenced in Exhibits 2 and 27 did not specifically dimension the size of the individual units, nor do the plans specifically dimension the proposed building to the property lines. In preparation of the required documentation for a building permit, it was discovered there was a discrepancy between the architectural plans and the site plans of approximately 2 feet per unit width. The proposed building was initially located in close proximity to the northwest setback requirements resulting in the additional width bringing the structure closer to Providence Road than initially depicted. There is also a minor alteration to the layout of how the easterly facing units line up with the southerly facing units. The proposed revision to the building size is depicted on the attached Exhibit entitled “Building Permit Plot Plan” dated December 31, 2020. This plan was prepared in accordance with the Building Department submittal requirements for a building permit, it differs in layout from the plans reference in Exhibit 27 with regard to the building size and pavement location at the easterly facing units.

Modification request No. 1 for the removal of the affordable unit requirement is in conformance with Section 12.2.4 of the Grafton Zoning Bylaws which require affordability units for projects greater than eight residential units. The approved site plan includes only eight residential units and Condition A1 of the issued Decision limits the total units to such. There was little, if any, discussion by the Planning Board of affordable units during the Special Permit review process. Requiring the affordable units on a small-scale project where the regulations do not require such action would make the project cost prohibitive for our client.

Condition B7 currently requires installation of driveway binder pavement prior to the issuance of any building permit. While this condition is standard for a traditional subdivision, it doesn't apply as well to a small townhouse type project where construction of the building is in very close proximity to the driveway pavement. Unlike a standard subdivision, the proposed pavement will only be used for access to the proposed units. Requiring binder pavement prior to the issuance of any occupancy permit will allow the large equipment used during the construction of the site and foundation the necessary area to work without damaging prematurely installed pavement. Private vehicles will not need to access the driveway until later in the construction process. Requiring the binder pavement prior to issuance of any occupancy permit will be in conformance with the intent of providing safe vehicular access for residents.

We believe that each of the three modification requests are minor in nature and are not substantial changes from the project for which the Planning Board issued the Special Permit Decision. In addition to the Building Permit Plot Plan previously referenced, we have included the \$168 advertisement fee and \$100 base submittal fee for a Special Permit Modification. Due to the changes being minor in nature, we respectfully request the Planning Board waive the additional \$20 per unit submittal fee.

If there are any questions or you require any further information, please do not hesitate to contact our office.

Sincerely Yours
Guerriere and Halnon, Inc.

Elizabeth A. Mainini, PE
Engineering Manager



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

**Please email Amanda Cavaliere
 (acavaliere@gandhengineering.com) or
 call 508-528-3221 when this form is ready
 for pickup.**

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	_____	_____

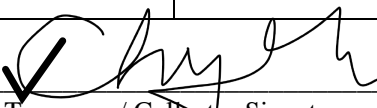
Other Permit: _____

Claro Corp	274 Providence Road LLC
_____ Petitioner Name	_____ Property Owner / Company Name
81 Camp Street	274 Providence Road
_____ Petitioner Address	_____ Property Address
Milford, MA 01757	Grafton, MA
_____ City, State, Zip	_____ City, State, Zip
774-248-0192	
_____ Phone	

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

CHRISTINE ATCHUE

 Treasurer / Collector Name (please print)



 Treasurer / Collector Signature

 Date

274 Providence Rd

3-18-2020

Cert. Fred Abutters for
Mary M. Shinn

ID	Site Address	Owner Name	Co-Owner Name	Owner Address	Owner City	Owner State	Owner Zip	Last Sale Date	Last Sale Book	Last Sale Page
115.0-0000-0026.0	278 PROVIDENCE ROAD	RIEL NATHAN T	ALLEN MELVA M	3 STONE SCHOOL ROAD	SUTTON MA		01590	20121224	50176	330
115.0-0000-0027.0	6 MAIN STREET	MURPHY FRANCIS N JR		6 MAIN STREET	S GRAFTON MA		01560	19931223	15906	117
115.0-0000-0061.0	16 MAIN STREET	RAYMOND CATHY A	COMBS ROBERT L	16 MAIN STREET	S GRAFTON MA		01560	20060608	39132	124
115.0-0000-0030.0	10 MAIN STREET	WOJNAR, PETER B	WOJNAR, ELAINE	10 MAIN STREET	S GRAFTON MA		01560	20191127	61501	170
115.0-0000-0069.0	11 MAIN STREET	ALACHOYAN PAUL N		11 MAIN STREET	S GRAFTON MA		01560	20200110	61725	376
115.0-0000-0062.0	14 MAIN STREET	VANBEEK KRISTIN TRUSTEE	PLEASANT REALTY TRUST II	P.O. BOX 301	HOPKINTON MA		01748	20100611	45901	115
115.0-0000-0029.0	276 PROVIDENCE ROAD	TEIXEIRA STEVEN G	TEIXEIRA KIM R	276 PROVIDENCE ROAD	S GRAFTON MA		01560-1144	20050412	36090	3336
115.0-0000-0028.0	8 MAIN STREET	MCCLEMENTS, BRIDGETTE		8 MAIN STREET	S GRAFTON MA		01560	20200904	6241	8
115.0-0000-0025.0	4 MAIN STREET	CONTOIS THERESE M		4 MAIN STREET	S GRAFTON MA		01560-1106	19920824	14465	53
115.0-0000-0070.0	15 MAIN STREET	POLECHRONIS, APRIL S TRUSTEE	NASP REAL ESTATE TRUST	15 MAIN STREET APT 2L	S GRAFTON MA		01560	20180531	58878	129
115.0-0000-0068.0	9 MAIN STREET	BOUTIETTE STATIA - LIFE ESTATE	BOUTIETTE JOSEPH J	9 MAIN STREET	S GRAFTON MA		01560-1105	19980512	19934	62
115.0-0000-0021.A	281 PROVIDENCE ROAD	NIXON ROBERT S	NIXON ALISON P	10 NIPMUC ROAD	S GRAFTON MA		01560	20000804	22868	127
115.0-0000-0032.0	270 PROVIDENCE ROAD	HUCHOWSKI JAMES P & CHRISTINE A	HUCHOWSKI LIVING TRUST	143 KETIH HILL ROAD	S GRAFTON MA		01560	20141010	52906	285
115.0-0000-0071.0	17 MAIN STREET	GAUTHIER FAMILY IRREVOCABLE TRUST	C/O CHERYL A TRILLIGAN	182 MAIN STREET	S GRAFTON MA		01560	20160202	54898	246
115.0-0000-0060.0	20 MAIN STREET	PIETRUSZKA THOMAS E & LUCIER DIANE M TRUSTEE	PIETRUSZKA NOMINEE TRUST	301 PROVIDENCE ROAD	S GRAFTON MA		01560	20190318	61059	23
115.0-0000-0072.0	9 RIVER AVENUE	RIVER AVE ASSOCIATES LLC	C/O KEN SWIDRAK	52 SUNRISE AVE	GRAFTON MA		01519	19980914	20412	286
115.0-0000-0020.0	267 PROVIDENCE ROAD	HORAN, MICHAEL J	HORAN, JESSICA L	267 PROVIDENCE ROAD	S GRAFTON MA		01560	20190430	60338	186
115.0-0000-0021.0	277 PROVIDENCE ROAD	ALPHA OMEGA ENGINEERING INCORPORATION TR	277 PROVIDENCE ROAD REALTY TRUST	25 HIGHLAND VIEW DRIVE	SUTTON MA		01590	20180124	58357	177
115.0-0000-0067.0	7 MAIN STREET	POLISH NATIONAL HOME		7 MAIN STREET	S GRAFTON MA		01560-1105	19340611	2611	472
115.0-0000-0073.0	11 RIVER AVENUE	RAUKTIS ADAM	RAUKTIS KELLY M	11 RIVER AVENUE	S GRAFTON MA		01560	20140802	52656	141
116.0-0000-0042.0	174 KEITH HILL ROAD	GRAY JAMES V	GRAY SARA G	174 KEITH HILL ROAD	S GRAFTON MA		01560	20150629	53923	113
115.0-0000-0033.0	18 MAIN STREET	GRAFTON HOUSING ASSOCIATES INC		13 ZGONIS DRIVE	S GRAFTON MA		01560-1152	19800919	7063	156
115.0-0000-0019.0	263 PROVIDENCE ROAD	FIRLINGS MATTHEW	FIRLINGS AMY	263 PROVIDENCE ROAD	S GRAFTON MA		01560	20180202	58400	324
115.0-0000-0031.0	274 PROVIDENCE ROAD	PROVIDENCE STREET VILLAGE, INC		81 CAMP STREET	MILFORD MA		01757	20181106	59657	50