



PLANNING DEPARTMENT

COPY

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
2019 JAN 30 AM 9:57

EXHIBIT 1a.

APPLICATION FOR SPECIAL PERMIT

Application No. SP2019-1

APPLICANT & PROPERTY OWNER INFORMATION

NAME ME REALTY TRUST
STREET P.O. BOX 639 CITY/TOWN SHREWSBURY
STATE MA ZIP 01545 TELEPHONE 774 696 0205
NAME OF PROPERTY OWNER (if different from Applicant) _____
Deed recorded in the Worcester District Registry of Deeds Book 49651 Page 311

SITE INFORMATION:

STREET AND NUMBER 279 UPTON ST.
ZONING DISTRICT R-80 AG. ASSESSOR'S MAP 102 LOT #(S) 37A
LOT SIZE 2.71 AC FRONTAGE 50'
CURRENT USE AUTO REPAIR & SALES

PROJECT/PLAN INFORMATION:

PLAN TITLE ME REALTY TRUST - SITE PLAN
PREPARED BY (name/address of PE/Architect) MVA ENGINEERING CO. 633 MAIN ST SHREWSBURY MA
DATES 1/23/19

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

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

SECTION 1.5 SPECIAL PERMIT & SECTION 3.2.3.1 USE REGULATION SCHEDULE
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] **RECEIVED** Date: 1/14/19

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

JAN 25 2019

**PLANNING BOARD
GRAFTON, MA**

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EXHIBIT 1b.

APPLICATION FOR SITE PLAN APPROVAL

Application No. SP2019-1

APPLICANT NAME: ME REALTY TRUST

STREET P.O. BOX 639 CITY/TOWN SHREWSBURY

STATE MA ZIP 01545 TELEPHONE 774 696 0205

PROPERTY OWNER NAME: ME REALTY TRUST

STREET P.O. BOX 639 CITY/TOWN SHREWSBURY

STATE MA ZIP 01545 TELEPHONE 774 696 0205

Deed recorded in the Worcester District Registry of Deeds Book 49651 Page 311

CONTACT PERSON'S NAME: RON ERNENWEIN

TELEPHONE 774 696 0205

SITE INFORMATION:

STREET AND NUMBER 279 UPTON ST.

ZONING DISTRICT R-80 AG. ASSESSOR'S MAP 102 LOT #(S) 37A

LOT SIZE 2.71 AC FRONTAGE 50'

CURRENT USE AUTO REPAIR & SALES

PLAN INFORMATION:

PLAN TITLE ME REALTY TRUST - SITE PLAN

PREPARED BY MVA ENGINEERING CO. 633 MAIN ST. SHREWSBURY

DATE PREPARED 1/23/19 REVISION DATE _____

Describe proposed changes / additions: SPECIAL PERMIT - RECREATIONAL

FACILITY - PHYSICAL FITNESS CENTER

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.

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Applicant's Signature [Signature] Date: 1/24/19

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

PLANNING BOARD
GRAFTON, MA

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EXHIBIT 1c.

Re: 297 Upton Street

Dear Board members:

The applicant seeks a Special Permit to allow use of one half of the building at the above location for recreational physical fitness activities, which is allowed in the Agricultural Zone by Special Permit. A non-conforming use has been operating on the property and no complaints have been filed regarding that use. This would indicate that the proposed use would not have a negative impact on the neighborhood.

The only work proposed on the exterior of the building is striping to locate the parking spaces on the existing asphalt parking lot.

No site work is being proposed on the property to facilitate the recreational use. We are requesting waivers to the requirements that apply to projects that do involve sitework. The expense of the engineering fees to provide this information will not alter the existing conditions but will increase the rental cost for the proposed tenant to the point that the project is not feasible. For these reasons, a waiver is requested per Section 1.3.3.4 to the requirement that the following be shown on the site plan:

- (10.) Wetlands, Ponds, Streams, or other water bodies, including all applicable buffer zones;
- (11.) Ownership of all abutting land and approximate location of buildings, driveways, and parking areas thereon within a maximum distance of two hundred feet (200') of the property lines;
- (12.) Existing and proposed topography at two-foot (2') elevation intervals;
- (13.) All property lines of the subject property, and all setbacks of buildings and parking areas from said lines, and existing and proposed easements, if any.
- (14.) Extent and type of all existing and proposed surfaces (pervious and impervious) on the property, including specific materials;
- (15.) Lot coverage calculations showing percentage of buildings, percentage of pavement, and percentage of open space/ landscaped areas;
- (17.) Calculations of the volume of earth material to be removed or filled on the property, and delineation of the location(s) of such activity;
- (20.) Service areas and all facilities for screening;
- (21.) Landscaping;
- (22.) Lighting;
- (23.) Proposed signs (business, traffic, etc.);
- (24.) Sewage, refuse and other waste disposal;
- (25.) Stormwater management facilities (drainage);
- (28.) Utilities and their exterior appurtenances (e.g., fire connections);
- (29.) Provisions for dust and erosion control;
- (30.) Any existing vegetation;

e.) A stormwater management hydrological study prepared in accordance with the *Rules and Regulations Governing the Subdivision of Land: Grafton, Massachusetts* (Sections 3.3.3.19 and 4.7.8).

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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? Yes No
Building - Inspection(s)
Building - Electric
Building - Plumbing
Board of Health
Septic System
Conservation
Planning
Other

Other Permit:

ME REALTY TRUST
Petitioner Name

ME REALTY TRUST
Property Owner / Company Name

P.O. BOX 639
Petitioner Address

279 UPTON ST.
Property Address

SHREWSBURY, MA 01545
City, State, Zip

Grafton, MA
City, State, Zip

Phone

Table with 4 columns: Date, Current, Delinquent, N/A. Rows include Real Estate, Personal Property, Motor Vehicle Excise, Disposal, General Billing.

Christine Atchue
Treasurer / Collector Name (please print)

Christine Atchue
Treasurer / Collector Signature

11/14/19
Date

Form Revised: 01/22/2014

EXHIBIT 1 d.

1/14/2019

279 Upton Street
Map 102, Lot 37A

COPY

Tammy Kalinowski
Tammy Kalinowski, Office Manager

PARCEL ID	LOCATION	OWNER 1	OWNER 2	ADDRESS	CITY	ST	ZIP	BK	PG
110/102.0-0000-0001.0	280 UPTON STREET	BAKER JOHN C		280 UPTON STREET	GRAFTON	MA	01519	7171	131
110/102.0-0000-0036.0	18 LELAND STREET	FERRY FREDRICK III		18 LELAND STREET	GRAFTON	MA	01519	10180	47
110/102.0-0000-0036.A	277 UPTON STREET	JOHNNY'S AUTO & LIGHT TRUCK REPAIR		277 UPTON STREET	GRAFTON	MA	01519	57814	71
110/102.0-0000-0037.0	22 LELAND STREET	TAPIA MILTON R	VICUNS CLAUDIA D	22 LELAND STREET	GRAFTON	MA	01519	58086	27
110/102.0-0000-0037.A	279 UPTON STREET	ME REALTY		P.O. BOX 639	SHREWSBURY	MA	01545	49651	311
110/103.0-0000-0001.0	23 LELAND STREET	TRIPP RALPH E & MARIE E - LIFE ESTATE	TRIPP PAULA J	23 LELAND STREET	GRAFTON	MA	01519	25343	275
110/103.0-0000-0003.0	29 LELAND STREET	STRATTON STEVEN R	STRATTON HELEN R	29 LELAND STREET	GRAFTON	MA	01519	22763	130
110/103.0-0000-0005.0	33 LELAND STREET	NEW ENGLAND POWER COMPANY	PROPERTY TAX DEPARTMENT	40 SYLVAN ROAD	WALTHAM	MA	02451	4598	437
110/110.0-0000-0006.0	286 UPTON STREET	THERRIEN DAVID L TRUSTEE	THERRIEN FAMILY LIVING TRUS'	P.O BOX 105	GRAFTON	MA	01519	53454	31
110/110.0-0000-0006.B	290 UPTON STREET	THERRIEN DAVID L TRUSTEE	THERRIEN FAMILY LIVING TRUS'	P.O. BOX 105	GRAFTON	MA	01519	53454	31
110/110.0-0000-0007.0	281 UPTON STREET	NEW ENGLAND POWER COMPANY	PROPERTY TAX DEPARTMENT	40 SYLVAN ROAD	WALTHAM	MA	02451	4545	246

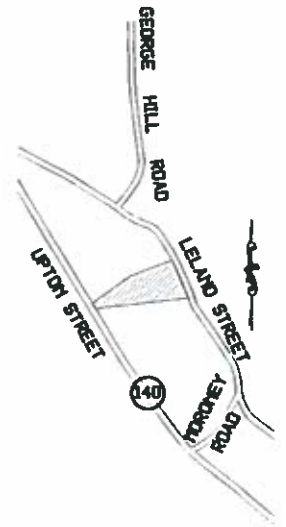
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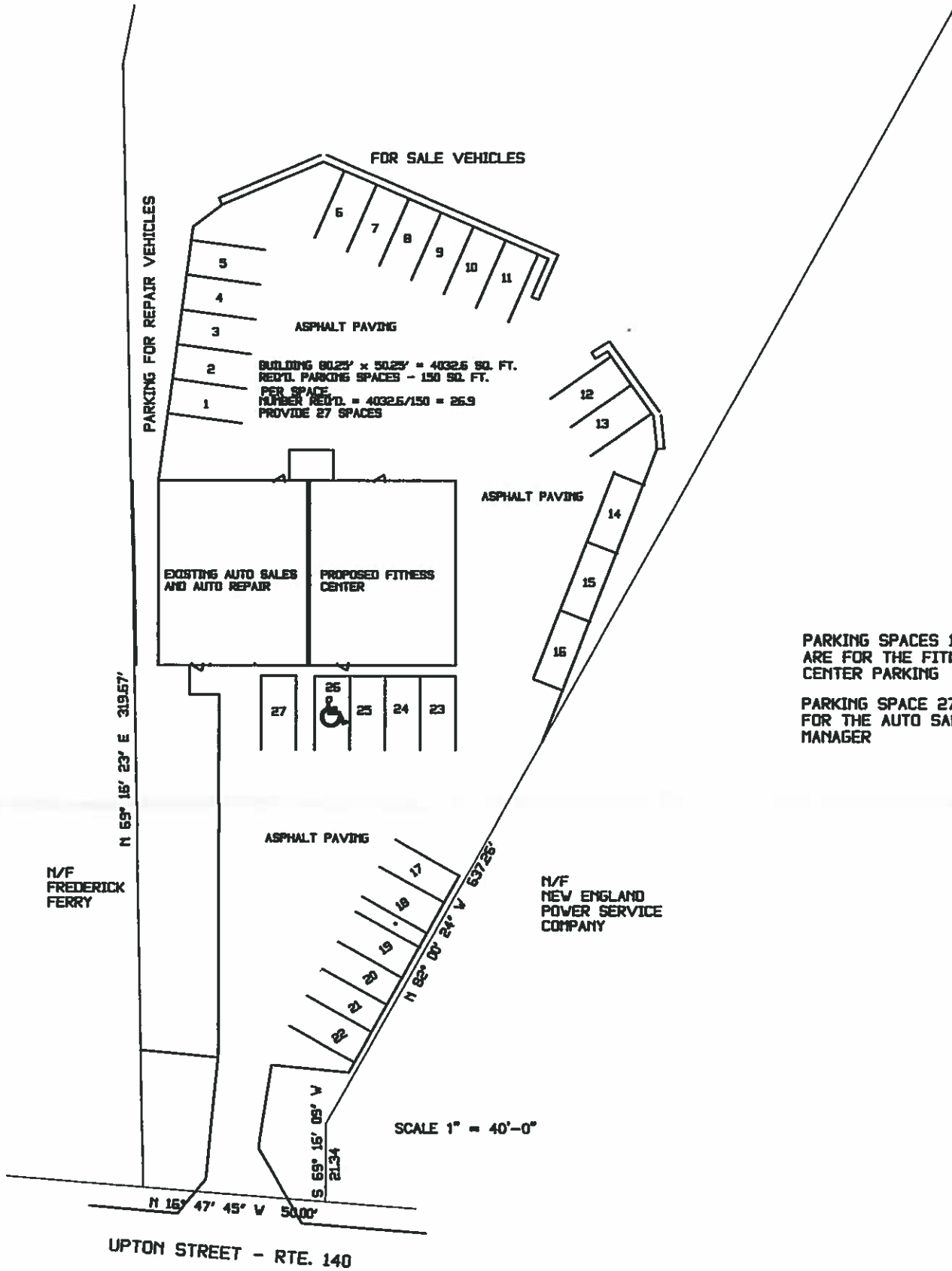
EXHIBIT 1e.

PLANNING BOARD
GRAFTON, MA

PROPERTY AT 279 UPTON STREET
 OWNER/APPLICANT - ME REALTY, LLC
 P.O. BOX 639
 SHREWSBURY, MA 01545
 ZONING DISTRICT R-80
 AGRICULTURAL



LOCUS MAP: NOT TO SCALE



PARKING SPACES 12 - 26
 ARE FOR THE FITNESS
 CENTER PARKING
 PARKING SPACE 27 IS
 FOR THE AUTO SALES
 MANAGER

SCALE 1" = 40'-0"



THE LAND IS PRESENTLY USED FOR
 COMMERCIAL AND AGRICULTURAL
 PURPOSES. THE EXISTING BUILDING IS
 PRESENTLY USED FOR MOTOR VEHICLE
 REPAIR AND SALES.
 THE PROPOSED USES OF THE LAND
 WILL REMAIN COMMERCIAL AND
 AGRICULTURAL. THE PROPOSED USE OF
 THE EXISTING BUILDING WILL BE
 COMMERCIAL AND RECREATIONAL -
 PHYSICAL FITNESS FACILITY.

PROPERTY LINE INFORMATION AND BUILDING
 LOCATION ARE FROM A PLAN DONE BY
 GUERRIER & HANLON, INC. ENTITLED:
 THOMAS S. AND VIRGINIA S. BAKER
 PLAN OF LAND IN GRAFTON MASS.
 FIELD MEASUREMENTS WERE TAKEN BY
 MVA ENGINEERING COMPANY TO VERIFY
 THE LOCATION OF THE PAVED AREAS

S-1	ME REALTY TRUST	SITE PLAN
	P.O. BOX 639	ASSESSOR'S MAP 102 LOT 37A
	SHREWSBURY, MA	DRAFT: MDM
	LOCATION - 279 UPTON STREET	DATE: 1/23/19
	GRAFTON, MA	

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MVA ENGINEERING COMPANY
 633 MAIN STREET
 SHREWSBURY, MASSACHUSETTS 01545
 PH 508 845 7800 FAX 508 845 7805

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 GRAFTON, MA

EXHIBIT 1 f.