



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. SP 2021-06 / SPA

APPLICANT & PROPERTY OWNER INFORMATION

NAME Karl and Erin Lundell
STREET 29 Kaye Circle CITY/TOWN N. Grafton
STATE MA ZIP 01536 TELEPHONE _____
NAME OF PROPERTY OWNER (if different from Applicant) _____
Deed recorded in the Worcester District Registry of Deeds Book 56297 Page 267

SITE INFORMATION:

STREET AND NUMBER 29 Kaye Circle
ZONING DISTRICT R-20 ASSESSOR'S MAP _____ LOT #(S) _____
LOT SIZE 14,797 S.F. FRONTAGE 85'
CURRENT USE Single Family Home

PROJECT/PLAN INFORMATION:

PLAN TITLE Proposed In-Law Apartment
PREPARED BY (name/address of PE/Architect) Land Planning Inc., Norman Hill, P.L.S.
DATES 8-17-21

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

2.1 Accessory Apartment and 3.2.3.1 Accessory Uses item #9 Accessory Apartment 3.4.3.1 to allow the addition to exceed 50% of existing home.

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

TO THE GRAFTON PLANNING BOARD:

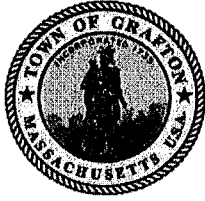
The undersigned, being the APPLICANT named above, hereby applies for a SPECIAL PERMIT to be granted by the Planning Board and certifies that, to the best of APPLICANT'S knowledge and belief, the information contained herein is correct and complete.

Applicant's Signature Erin Lundell, Karl Lundell Date: 8/23/2021

Property Owner's Signature (if not Applicant) Erin Lundell Date: 8/23/2021

Karl Lundell

Received by the Planning Board:
September 2, 2021



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PLANNING DEPARTMENT

APPLICATION FOR SITE PLAN APPROVAL

Application No. SP 2021-06 / SPA

APPLICANT NAME: Karl and Erin Lundell

STREET 29 Kaye Circle CITY/TOWN _____

STATE MA ZIP 01536 TELEPHONE _____

PROPERTY OWNER NAME: _____

STREET _____ CITY/TOWN _____

STATE _____ ZIP _____ TELEPHONE _____

Deed recorded in the Worcester District Registry of Deeds Book 56297 Page 267

CONTACT PERSON'S NAME: Norman Hill, P.E.

TELEPHONE 508-839-9526

SITE INFORMATION:

STREET AND NUMBER 29 Kaye Circle

ZONING DISTRICT R-20 ASSESSOR'S MAP _____ LOT #(S) _____

LOT SIZE 14,797 SF FRONTAGE 85'

CURRENT USE Single Family Home

PLAN INFORMATION:

PLAN TITLE Proposed In-Law Apartment

PREPARED BY Land Planning Inc. Norman Hill, P.E.

DATE PREPARED 8-17-21 REVISION DATE _____

Describe proposed changes / additions: Build an addition for an In-Law Apartment

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 Erin Lundell, Karl Lundell Date: 9/1/21

Property Owner's Signature (if not Applicant) Erin Lundell Date: 9/1/21
Karl Lundell



LAND PLANNING, INC.

Civil Engineers • Land Surveyors • Environmental Consultants

August 23, 2021

Grafton Planning Board
Grafton Municipal Center
30 Providence Road
Grafton, MA 10519

Attention: Christopher McGoldrick, Town Planner
Subject: Application for Special Permits
Reference: 29 Kaye Circle, Karl, and Erin Lundell

Dear Christopher:

On behalf of our clients Karl and Erin Lundell we hereby apply for special permits as follows:

- 1 In accordance with Sections 2.1 "Accessory Apartment" and Section 3.2.3.1 "Accessory Uses" item #9, "Accessory Apartment", our clients wish to build an addition to their existing home, and they wish to have an accessory apartment in that addition to serve as an In-Law apartment. Please see our enclosed Plot Plan which shows the existing home and the proposed addition.
- 2 In accordance with Section 3.4.3.1, our clients also seek a Special Permit to allow their addition to be more than 50% greater than their existing home. The existing home is 768 square feet, and the proposed addition is 1,304 square feet. 668 feet of the proposed addition will be for the in-law apartment and 364 square feet will be for a proposed porch and stairs.
- 3 Please note that the proposed addition will meet the required setbacks, so no special permit or variance will be needed for the proposed setbacks.

Please contact me if you have any questions or desire any additional information.

Sincerely,
Land Planning Incorporated

Norman G. Hill, P.E., P.L.S.



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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: ZBA Special Permit

Land Planning Inc.
 Petitioner Name

Karl J. Lundell
 Property Owner / Company Name

214 Worcester Street
 Petitioner Address

29 Kaye Circle
 Property Address

N. Grafton, MA 01536
 City, State, Zip

Grafton, MA
 City, State, Zip

508-839-9526
 Phone

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

Thomas Merrell
 Treasurer / Collector Name (please print)

[Signature]
 Treasurer / Collector Signature

8/18/21
 Date

29 Kaye Circle
Map 28 Lot 44


Cody Herd, Data Collector

PARCEL ID	LOCATION	OWNER 1	OWNER 2	ADDRESS	CITY	ST	ZIP	BP	PG
028.0-0000-0027.0	64 EAST STREET	CARROLL ROBERT W JR	CARROLL MARLENE L	64 EAST STREET	N GRAFTON	MA	01536	26238	63
028.0-0000-0027.C	24 KAYE CIRCLE SIDE	SWARTZ WENDY E TRUSTEE	MCGEE FAMILY IRREVOCABLE TRUST	6 THOMAS RICE DRIVE	WESTBOROUGH	MA	01581	52026	237
028.0-0000-0028.0	20 KAYE CIRCLE	BROUSSEAU DEBORAH A	BROUSSEAU DWAYNE W	20 KAYE CIRCLE	N GRAFTON	MA	01536	26798	96
028.0-0000-0029.0	22 KAYE CIRCLE	HOLLAND MELISSA A		22 KAYE CIRCLE	N GRAFTON	MA	01536	21883	229
028.0-0000-0030.0	24 KAYE CIRCLE	PATCH ELIZABETH A		24 KAYE CIRCLE	N GRAFTON	MA	01536	8651	372
028.0-0000-0031.0	26 KAYE CIRCLE	MULVEY, CHRISTOPHER J	CRANSHAW, LAURA M	26 KAYE CIRCLE	N GRAFTON	MA	01536	59895	150
028.0-0000-0032.0	30 KAYE CIRCLE	GEMME JANET A	GEMME JOHN	30 KAYE CIRCLE	N GRAFTON	MA	01536	31644	90
028.0-0000-0033.0	32 KAYE CIRCLE	CORBIN MICHAEL T		32 KAYE CIRCLE	N GRAFTON	MA	01536	30604	377
028.0-0000-0034.0	34 KAYE CIRCLE	GAGNE DONALD G	GAGNE CAROL E	34 KAYE CIRCLE	N GRAFTON	MA	01536	5975	266
028.0-0000-0040.0	37 KAYE CIRCLE	GRAVES, MELISSA S		37 KAYE CIRCLE	N GRAFTON	MA	01536	60441	172
028.0-0000-0041.0	35 KAYE CIRCLE	DAVISON DONALD P JR	DAVISON ANGELA L	35 KAYE CIRCLE	N GRAFTON	MA	01536	8452	393
028.0-0000-0042.0	33 KAYE CIRCLE	MANCINI, NICHOLAS JAY		33 KAYE CIRCLE	N GRAFTON	MA	01536	61221	42
028.0-0000-0043.0	31 KAYE CIRCLE	LOCKHART, KATELYNN A		31 KAYE CIRCLE	N GRAFTON	MA	01536	62737	87
028.0-0000-0044.0	29 KAYE CIRCLE	LUNDELL KARL J	LUNDELL ERIN M	29 KAYE CIRCLE	N GRAFTON	MA	01536	56297	268
028.0-0000-0045.0	21 KAYE CIRCLE	PINZINO CHRISTOPHER F	PINZINO ELIZABETH	21 KAYE CIRCLE	N GRAFTON	MA	01536	48010	366
028.0-0000-0046.0	23 KAYE CIRCLE	KLINGENER DEBORAH L TRUSTEE	KLINGENER FAMILY TRUST	600 MAIN STREET	BOYLSTON	MA	01505	54166	115
028.0-0000-0047.0	18 KAYE CIRCLE	FROMENT RONALD L	FROMENT CAROL A	18 KAYE CIRCLE	N GRAFTON	MA	01536	5010	472
028.0-0000-0048.0	16 KAYE CIRCLE	CANNON COLLEEN E		16 KAYE CIRCLE	N GRAFTON	MA	01536	40278	10
028.0-0000-0049.0	14 KAYE CIRCLE	BUSTOS JAMES	BUSTOS ASHLEY	14 KAYE CIRCLE	N GRAFTON	MA	01536	53882	33
028.0-0000-0050.0	12 KAYE CIRCLE	ROY MARYELLEN TRUSTEE	MARYELLEN ROY REVOCABLE TRUST	12 KAYE CIRCLE	N GRAFTON	MA	01536	59086	318
028.0-0000-0051.0	10 KAYE CIRCLE	COTE NORMAN & PHYLLIS	COTE KIM M	10 KAYE CIRCLE	N GRAFTON	MA	01536	54933	284
028.0-0000-0052.0	8 KAYE CIRCLE	KEHINDE, ADEBOLA O		8 KAYE CIRCLE	N GRAFTON	MA	01536	63995	175
028.0-0000-0053.0	6 KAYE CIRCLE	SHANKS KAREN A		6 KAYE CIRCLE	N GRAFTON	MA	01536	42544	207
028.0-0000-0062.0	5 LINDA CIRCUIT	GOULD COLLEEN T		5 LINDA CIRCUIT	N GRAFTON	MA	01536	35813	260
028.0-0000-0063.0	7 LINDA CIRCUIT	MATSON EDWARD L	MATSON SHIRLEY L	7 LINDA CIRCUIT	N GRAFTON	MA	01536	4185	239
028.0-0000-0064.0	9 LINDA CIRCUIT	MONTAGUE PAUL P & MAUREEN R	MONTAGUE REALTY TRUST	9 LINDA CIRCUIT	N GRAFTON	MA	01536	53102	44
028.0-0000-0065.0	11 LINDA CIRCUIT	REMILLARD PATRICIA K TRUSTEE	O'NEILL IRREVOCABLE TRUST	11 LINDA CIRCUIT	N GRAFTON	MA	01536	43131	385
028.0-0000-0069.0	86 SNOW ROAD	PAVONI RICHARD LIFE ESTATE	CARDIN TRACY, LATTER ANGELA	86 SNOW ROAD	N GRAFTON	MA	01536	58739	201
028.0-0000-0070.0	8 LINDA CIRCUIT	TORREY, KEITH	TORREY, MARIA	8 LINDA CIRCUIT	N GRAFTON	MA	01536	60339	232
028.0-0000-0071.0	6 LINDA CIRCUIT	DELGADO VIOLA YVONNE		6 LINDA CIRCUIT	N GRAFTON	MA	01536	56836	347
028.0-0000-0102.0	3 GREANY DRIVE	SIKORA ANTHONY J	SIKORA DEBRA J	3 GREANY DRIVE	N GRAFTON	MA	01536	17237	108
028.0-0000-0103.0	5 GREANY DRIVE	SULLIVAN RICHARD F	DAYNE LISA R	5 GREANY DRIVE	N GRAFTON	MA	01536	22316	123
028.0-0000-0104.0	7 GREANY DRIVE	DERRY MICHAEL	DERRY REBECCA J	7 GREANY DRIVE	N GRAFTON	MA	01536	53077	292



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PLANNING BOARD

WAIVER REQUEST FORM

Please select the waivers you are requesting, followed by a brief explanation as to why the waiver is needed:

Site Plan Requirements (Section 1.3.3.3.d.)

A Site Plan prepared by a professional architect or registered professional engineer, at a scale of one inch equals forty feet (1" = 40'), or at such other scale as may be necessary to show all detail clearly and accurately. Sheet sizes shall not exceed twenty-four inches by thirty-six inches (24" x 36"), and shall not be less than eleven inches by seventeen inches (11" x 17"). If multiple sheets are used they shall be accompanied by an index sheet showing the entire parcel at an appropriate scale.

Click here to enter text.

(1.) Name and address of the person(s) submitting the application;

Click here to enter text.

(2.) Name and address of the owner(s) of the subject property(ies), if different;

Click here to enter text.

(3.) Present use(s) of the land and description and use(s) of existing building(s) thereon, if any;

Click here to enter text.

(4.) Proposed use(s) of the land;

Click here to enter text.

(5.) Proposed use(s) of existing buildings, if any;

Click here to enter text.

(6.) Description and proposed use(s) of the proposed building(s), if any;

Click here to enter text.

(7.) Zoning District(s) in which the parcel is located, including floodplain, if applicable;

Click here to enter text.

(8.) Locus Map (scale of 1"=1,000') and north arrow;

Click here to enter text.

(9.) Title Block containing: name of the project; applicant; property owner; property address and Assessor's Map/Lot number; date (with revisions); name, address and phone number, and the signature and seal of the professional architect or engineer preparing the plan;

Click here to enter text.

(10.) Wetlands, Ponds, Streams, or other water bodies, including all applicable buffer zones;

Click here to enter text.

(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;

Click here to enter text.

(12.) Existing and proposed topography at two-foot (2') elevation intervals;

Click here to enter text.

(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;

Click here to enter text.

(14.) Extent and type of all existing and proposed surfaces (pervious and impervious) on the property, including specific materials;

Click here to enter text.

(15.) Lot coverage calculations showing percentage of buildings, percentage of pavement, and percentage of open space/ landscaped areas;

Click here to enter text.

(16.) Parking calculations for proposed use(s), including all existing use(s) that will continue to exist on the property, if applicable;

Click here to enter text.

(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;

Click here to enter text.

(18.) Driveways and driveway openings/entrances;

Click here to enter text.

(19.) Parking and loading spaces; 4 existing spaces

Click here to enter text.

(20.) Service areas and all facilities for screening;

Click here to enter text.

(21.) Landscaping;

Click here to enter text.

(22.) Lighting; Front porch light, Deck Light, Flood light for parking on a motion detector

Click here to enter text.

(23.) Proposed signs (business, traffic, etc.);

Click here to enter text.

(24.) Sewage, refuse and other waste disposal;

Click here to enter text.

(25.) Stormwater management facilities (drainage); Non required

Click here to enter text.

(26.) All structures and buildings associated with the proposed and existing use(s) on the property;

Click here to enter text.

(27.) Exterior storage areas and fences;

Click here to enter text.

(28.) Utilities and their exterior appurtenances (e.g., fire connections); Town Sewer + water

Click here to enter text.

(29.) Provisions for dust and erosion control;

Click here to enter text.

(30.) Any existing vegetation;

Click here to enter text.

Stormwater Management Hydrological Study (Section 1.3.3.3.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).

Click here to enter text.

Earthwork Calculations (Section 1.3.3.3f.) 200 yd³ of dirt to be removed.

A report, if applicable, showing calculations of the volume of earth material to be removed from or delivered to the site, including a description of such removal or fill activity. Depending upon the volume of material to be removed or filled, the Planning Board may require the Applicant to submit additional information (if not submitted in the report) regarding, but not limited to, the following: the hours of fill/removal activity; proposed route(s) of transporting materials to and from the site; and measures for dust and erosion control (both on- and off-site) for the proposed activity.

Click here to enter text.

Written statements from the following:

Click here to enter text.

(1.) The engineer and/or architect preparing the plans indicating that the building(s) and site have been designed to comply with the performance standards set forth in Section 4.2 of the Zoning By-Law.

Click here to enter text. The site has been designed to comply with section 4.2.

(2.) The applicant(s) and owner(s) of the property indicating that the building(s) and site will be maintained, and the activities on the site will be conducted in accordance with the performance standards set forth in Section 4.1 of the Zoning By-Law.

Click here to enter text. The site will be maintained and the activities will be conducted in accordance with section 4.1.

Traffic Study (Section 8.2) None

A traffic study shall be submitted with each application for a subdivision of greater than 20 units, special permit or special permit with site plan review, or where required by the Planning Board, unless otherwise waived by a four-fifths (4/5) vote of the SPGA.

Click here to enter text.

No Traffic Study has been done. Only 2 units total

ZONING DISTRICT: R-20

	REQUIRED	EXISTING	PROPOSED ADDITION
AREA	20,000 s.f.	14,797 s.f.	
FRONTAGE	125' min.	85.00'	
FRONT YARD	30' min.	17.7'	
SIDE YARD	15' min.	21.4'L, 14.9'R'	21.4'L, 15.6'R
REAR YARD	15' min.	107.1'	83.5'

note*: Subtracting 3' of the front staircase which is allowed to project 3' into the front yard setback.

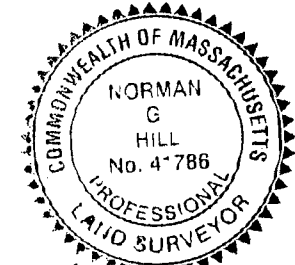
Notes:

- 1) The property is mostly located within the Grafton water supply protection overlay district.
- 2) The contractor must contact all utility companies and "Dig Safe" before excavation begins. We assume no responsibility for damages incurred as a result of utilities omitted or inaccurately shown.

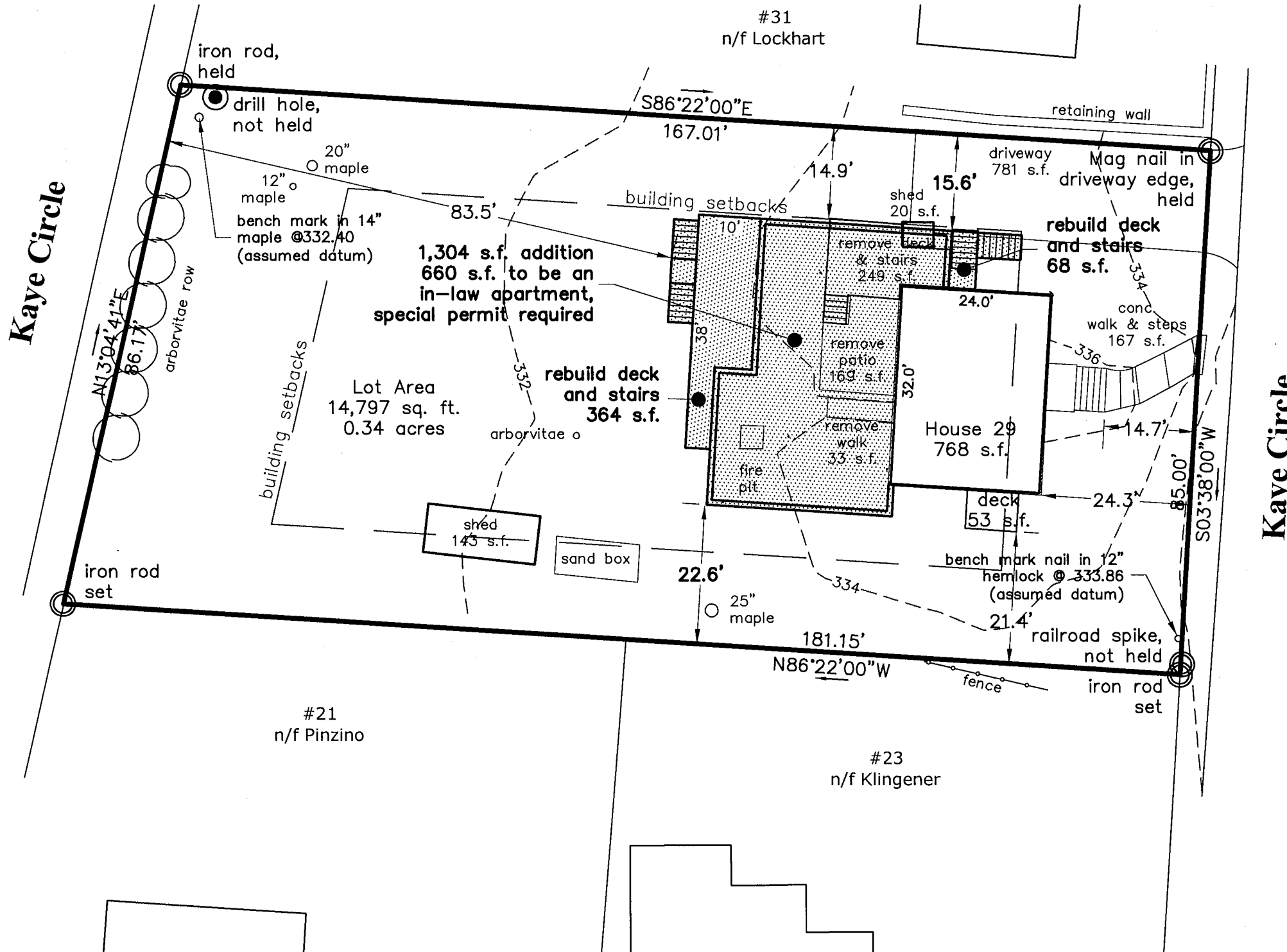
Impervious existing	Area	Percentage
	2,081 s.f.	14.1%
proposed	3,020 s.f.	20.4%

In-law apartment is to be less than 50% of the living space, then the primary use.
 Existing house finished area with addition
 basement ±400 s.f.
 1st floor ±768 s.f.
 2nd floor ±460 s.f.

I certify that the existing structures are located on the lot as shown on this plan. I further certify that the existing structures and proposed addition are not located within a Federal Flood Zone per FIRM Map #25027C0827E dated July 4, 2011.

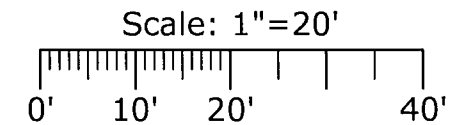


Norman G. Hill, P.L.S. 9-1-21
 Norman G. Hill P.L.S. #41786



Proposed In-law Apartment Addition Certified Plot Plan

located at
29 Kaye Circle
 Grafton, Massachusetts
 owned by
Karl J. Lundell and Erin M. Lundell



Land Planning, Inc.
 Civil Engineers • Land Surveyors
 Environmental Consultants
 214 Worcester St., N. Grafton, MA 01536
 508-839-9526

Date	Aug. 17, 2021	Sheet No.
Job No.	G9899	1 of 1