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EXHIBIT 1a.

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2019 NOV 18 AM 8:40

PC



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 2019-18

APPLICANT & PROPERTY OWNER INFORMATION

NAME PRENTICE PLACE, LLC C/O SOTIR PAPALILO
STREET P.O. BOX 280 CITY/TOWN SHREWSBURY
STATE MA ZIP 01545 TELEPHONE
NAME OF PROPERTY OWNER (if different from Applicant) KAREN R. DOMENICO
Deed recorded in the Worcester District Registry of Deeds Book 21324 Page 122

SITE INFORMATION:

STREET AND NUMBER 34 ELM STREET
ZONING DISTRICT R20 ASSESSOR'S MAP 10 LOT #(S) 5
LOT SIZE 0.27 FRONTAGE 100.4
CURRENT USE RESIDENTIAL DWELLING

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PROJECT/PLAN INFORMATION:

PLAN TITLE SITE DEVELOPMENT PLANS
PREPARED BY (name/address of PE/Architect) HANNIGAN ENGINEERING, INC. 8 MONUMENT SQUARE LEOMINSTER, MA 01453
DATES NOV 13, 2019

PLANNING BOARD
GRAFTON, MA

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

RESIDENTIAL USES- 2. DETACHED TWO-FAMILY DWELLING (ONE PER LOT)

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

SECTION 5.2-Multi-Family Dwelling

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

Date: 11/13/19

Property Owner's Signature (if not Applicant)

Date: 11/13/19



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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.

PLANNING BOARD
GRAFTON, MA

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

Other Permit:

Sohir Papalilo
Petitioner Name
Karen Lovell P/A Karen R. Domenico
Property Owner / Company Name
5 Coachman Ridge Rd. Shrewsbury MA 01545
34 Elm Street
Property Address
Grafton, MA
City, State, Zip
508.922.1467
Phone

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

Susan Royer
Treasurer / Collector Name (please print)
Treasurer / Collector Signature
11-7-19
Date

**COPY**

*Tammy Kalinowski*  
 Tammy Kalinowski, Office Manager

Elm Street  
 10, Lot 5

RCEL ID	LOCATION	OWNER 1	OWNER 2	ADDRESS	CITY	ST	ZIP	BK	PG
1.0-0000-0001.0	31 SHREWSBURY STREET	WILLIAMS GORDON D JR	GAYNOR ALISON R	31 SHREWSBURY STREET	N GRAFTON	MA	01536	27893	237
1.0-0000-0002.0	33 SHREWSBURY STREET	ROSSI MARK		33 SHREWSBURY STREET	N GRAFTON	MA	01536	19516	230
1.0-0000-0003.0	26 ELM STREET	KURAS JONATHAN J	KURAS ELLEN	26 ELM STREET	N GRAFTON	MA	01536	45103	359
1.0-0000-0005.0	34 ELM STREET	DOMENICO KAREN R		34 ELM STREET	N GRAFTON	MA	01536	21324	122
1.0-0000-0006.0	36 ELM STREET	COLLINS-RANKIN STEPHANIE		36 ELM STREET	N GRAFTON	MA	01536	38288	383
1.0-0000-0007.0	39 SHREWSBURY STREET	BRADISH RICHARD		P O BOX 336	WEST DENNIS	MA	02670	5942	379
1.0-0000-0008.0	23 PRENTICE STREET	PAPALILO SOTIR		5 COACHMAN RIDGE ROAD	SHREWSBURY	MA	01545	53726	58
1.0-0000-0035.0	38 ELM STREET	GRAFTON TOWN OF	NELSON PARK TRUSTEES	30 PROVIDENCE ROAD	GRAFTON	MA	01519	0	0
1.0-0000-0142.A	5 MATHEW CIRCLE	FAY PATRICIA E		5 MATHEW CIRCLE	N GRAFTON	MA	01536	18661	56
1.0-0000-0142.B	7 MATHEW CIRCLE	DEPIANO SHERYL A		7 MATHEW CIRCLE	N GRAFTON	MA	01536	53962	81
1.0-0000-0143.A	10 MATHEW CIRCLE	PIZZIMENTI JAMES L	PIZZIMENTI DEBORAH A	10 MATHEW CIRCLE	N GRAFTON	MA	01536	17494	294
1.0-0000-0143.B	8 MATHEW CIRCLE	PASTERNAK MARK E	LEVENSON JANICE F	8 MATHEW CIRCLE	N GRAFTON	MA	01536	21544	271
.0-0000-0001.0	42 SHREWSBURY STREET	NOTTURNO BRITTANY L		42 SHREWSBURY STREET	N GRAFTON	MA	01536	49462	255
.0-0000-0002.0	40 SHREWSBURY STREET	KUCK WILLIAM G	KUCK LAURIE A	40 SHREWSBURY STREET	N GRAFTON	MA	01536	36427	209
.0-0000-0003.0	38 SHREWSBURY STREET	NICHOLAS MICHELLE V		38 SHREWSBURY STREET	N GRAFTON	MA	01536	61077	280
.0-0000-0004.0	22 ELM STREET	THOMPSON ANDREW J	SPENCE EMILY	22 ELM STREET	N GRAFTON	MA	01536	55059	337
.0-0000-0005.0	20 ELM STREET	SARKISIAN STEPHANIE LYNN	JEWELL RUSSELL PAUL	20 ELM STREET	N GRAFTON	MA	01536	52377	397
.0-0000-0051.0	21 ELM STREET	CORBETT STANLEY E	CORBETT CAROL A	21 ELM STREET	N GRAFTON	MA	01536	8536	335
1.0-0000-0036.0	3 MANNING LANE	CLOUATRE JOSEPH O	CLOUATRE SUSAN M	3 MANNING LANE	N GRAFTON	MA	01536	6385	183
1.0-0000-0038.0	2 MANNING LANE	PAVOLIS WAYNE L		2 MANNING LANE	N GRAFTON	MA	01536	20291	119

**EXHIBIT 1c.**

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 GRAFTON, MA**

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EXHIBIT 1d.

HANNIGAN  
ENGINEERING, INC.

8 MONUMENT SQUARE, LEOMINSTER, MA 01453 PHONE: (978) 534-1234 FAX (978) 534-6060

CIVIL ENGINEERS & LAND SURVEYORS

Joseph Laydon, Town Planner  
GRAFTON PLANNING DEPARTMENT  
30 Providence Road  
Grafton, MA 01519

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NOV 15 2019

November 13, 2019

Re: Special Permit – Multi-Family Dwelling  
34 Elm Street  
Grafton, Massachusetts

PLANNING BOARD  
GRAFTON, MA

Dear Mr. Laydon:

On behalf of our client, Prentice Place, LLC, Hannigan Engineering, Inc. is submitting an application for a Special Permit from the Grafton Planning Board for the construction of a Multi-family dwelling and associated utilities at 34 Elm Street in Grafton, Massachusetts (Map 10, Parcel 5). Currently the property contains a single-family home with associated amenities. As required under §3.2.3.1 – Residential Uses 2.) Detached Two-Family Dwelling, the proposal requires a Special Permit for Use from the Planning Board to perform the desired work.

The property is located along the northerly side of Elm Street with a total land area of approximately 0.27-acres. The existing house is located towards the front of the property with walkways, a detached garage, and a gravel access drive to Elm Street. The remaining portions of the property are primarily comprised of lawn area with some woodland vegetation along the perimeter of the property.

It is the intent of the applicant raze the existing structures and to construct a two-family structure on property with new paved driveways and new utility improvements. As required under §5.2.2 – Multi-Family Dwelling-Requirements, the layout of the building has allowed for a minimum 5-foot wide landscaped area along the outer perimeter of the building with a net unoccupied free space of approximately 7,559 square feet or approximately 63.5% of the total lot area. Furthermore, it is the intent to provide a common open space area for both inhabitants the units. This area as depicted on the plan is located along rear portion of the building. This area has a gradual grade allowing for usability of the area. This open space has an area of approximately 2,300 square feet, providing a total of approximately 1,150 square feet per unit, thus in compliance with the Bylaw.

In accordance with §1.5.5 of the Town of Grafton Zoning Bylaw, we provide the following additional information as required to aid the Board in issuance of the Special Permit.

- §1.5.5.a – The proposed dwelling units will each have a separate attached garage for the accessibility to the structure and to allow for parking for the residences. It is anticipated that very little pedestrian foot traffic will be generated from this use as the building is located on small dead-end roadway which does not contain any sidewalks for pedestrian movement. In addition, as the proposed building will only have two residential units, the increase in the traffic generated by this building is expected to be *de minimus* since there will only be a net increase of one (1) dwelling unit in this area.
- §1.5.5.b – Parking and loading for the units will be provided via an attached garage which will provide an interior parking area for each unit. In addition, the driveway has been extended on either side of the garages to allow for additional parking areas for the inhabitants or guests. Due to the nature of the project it is not anticipated that any loading areas will be required as this project is residential in nature. Furthermore, this parking layout will remain in character of the surrounding properties as these properties are also residential in nature. It is not anticipated that the use will create undue economic, noise, glare or order impacts on the abutting properties.


- §1.5.5.c – Refuse Collection or disposal will be accommodated by single user trash receptacles for each unit. As the property is currently residential it is anticipated that the collection and disposal scheme will remain unchanged from the current condition.
- §1.5.5.d – As this project is residential in nature, it is not anticipated that any negative impacts from the use of the property will be created for the district. The building has been designed to maintain the residential appearance typical with this area and, upon the completion of construction, the areas surrounding the building will be landscaped lawn areas. Therefore, screening and buffering of the continued residential use has not been incorporated within this plan.
- §1.5.5.e – As this project is residential in nature, it is not anticipated to require any signs or exterior lighting, beyond what is typical of a residential structure.
- §1.5.5.f – As previously mentioned, the area surrounding the building will be comprised of landscaped lawn areas with the exception of areas of stone stabilization along the areas of steep slopes. As required under §5.2.2.3, the property will have a total unoccupied open space of approximately 7,559 s.f. or approximately 65.5% of the total lot area thus in compliance with the required minimum 25% unoccupied open space requirement. In addition, as required under §5.2.2.4, the area directly behind the building has been graded in a gradual manner as to allow for additional usable open space for the residents. As shown on the plan this area will be approximately 2,300 s.f. which equates to approximately 1,150 s.f. per unit in excess of the required 1,000 s.f. required within the By-Law.
- §1.5.5.g – The proposed project will be compatible with the adjacent properties as this residential project is located within a residential district of the Town.
- §1.5.5.h – It is anticipated that this project will not have any significant adverse impact on public or private water supplies. There will no on-site subsurface sewage disposal systems as the project will connect directly in the public sewer system. In addition, it is not anticipated that the use will generate any hazardous wastes in excess of typical single-family residential use.
- §1.5.5.i – The project is not located within the Water Supply Protection Overlay District.
- §1.5.5.j – The project property does not contain any alteration to historic, cultural nor scenic landscapes.

Hannigan Engineering, Inc. is providing this information to assist the Board, and the Town Departments, in their review of this project for its anticipated approval. We look forward to working with you on this project and would be available to meet and review aspects of the project should questions arise prior to the meeting with the Board. Please feel free to contact me at this office should you have any questions or concerns.

Sincerely,

**HANNIGAN ENGINEERING, INC.**

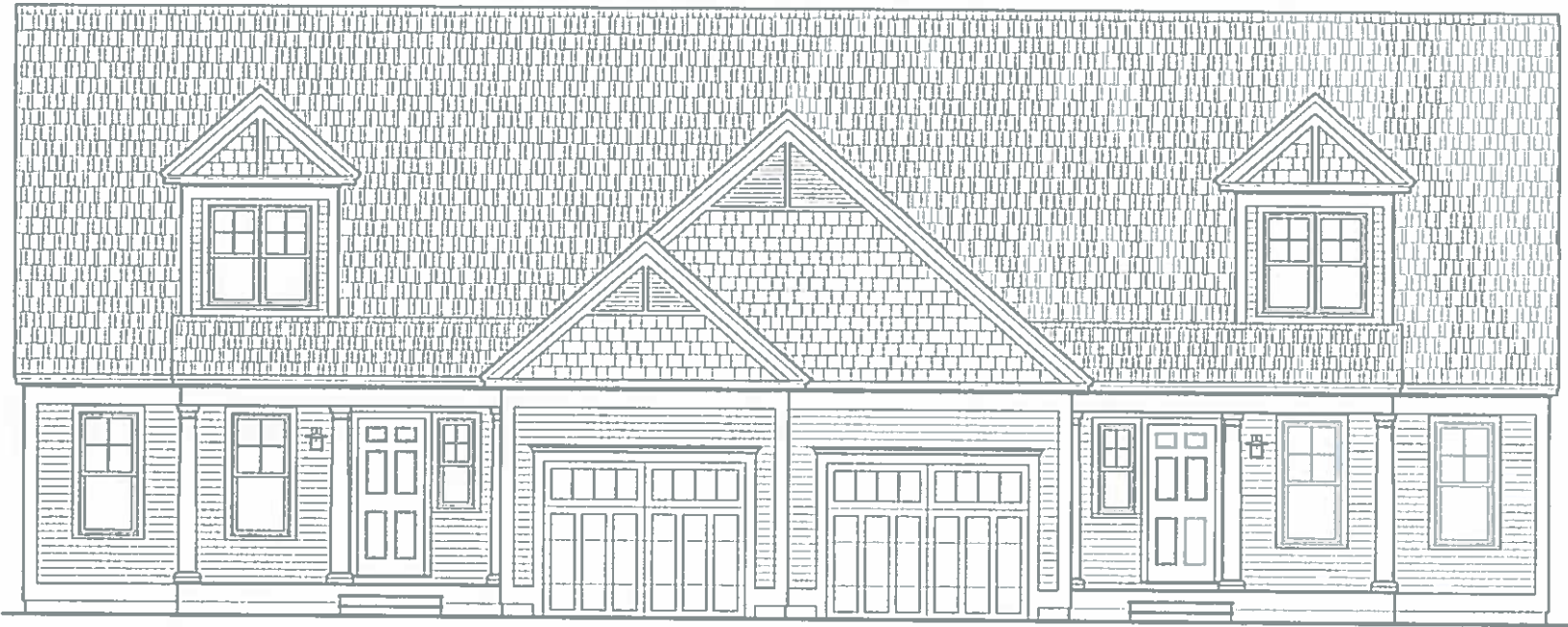
  
Christopher M. Anderson, EIT  
Project Engineer

  
William D. Hannigan, PE  
President

Pc: Sotir Papalilo, Prentice Place, LLC

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Front Elevation

Scale: 1/4" = 1'-0"



Right Side Elevation

Scale: 1/4" = 1'-0"

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34 Elm Street, Grafton, MA  
Preliminary Elevations

Daniel Lewis AIA, Architect  
November 13, 2019 © 2019

**EXHIBIT 1e.**

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GRAFTON, MA**