



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

RECORDED
2021 MAY 27 PM 3:34

APPLICATION FOR MODIFICATION OF
A SPECIAL PERMIT & SITE PLAN APPROVAL

Application No. SPA 2008-1 Modification # 1

APPLICANT & PROPERTY OWNER INFORMATION

NAME John Marro III AIA Architect
STREET 54 Pleasant St CITY/TOWN Grafton
STATE MA ZIP 01519 TELEPHONE 508-839-1101
NAME OF PROPERTY OWNER (if different from Applicant) Kevin Magill
Deed recorded in the Worcester District Registry of Deeds Book 4316A Page 129

SITE INFORMATION:

STREET AND NUMBER 84-94 Crepuscle Rd
ZONING DISTRICT OLI ASSESSOR'S MAP 18 LOT #(S) 1
LOT SIZE 4AC FRONTAGE 700
CURRENT USE Industrial

PROJECT/PLAN INFORMATION:

PLAN TITLE - site / Placement plan - John Marro Arch²⁰²¹
PREPARED BY (name/address of PE/Architect) Connoctone - Consulting Civil Engineers
DATES 2008 -

Briefly state requested modification:

Addition of a sawtooth, sandblast booth, paint booth and an oven off the back of the building.

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

TO THE 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 Kevin H. Marro Date: 5/24/21

Property Owner's Signature (if not Applicant) Kevin Magill Date: 5/24/21

Planning Board
Grafton, MA



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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 checked="" type="checkbox"/> Planning	_____X_____	_____
<input type="checkbox"/> Board of Health	_____	_____	<input type="checkbox"/> Other	_____	_____

Other Permit: _____

Beverly Gosselin - John Marro III AIA Arch.

Petitioner Name

54 Pleasant Street

Petitioner Address

Grafton, MA. 01519

City, State, Zip

508-839-1101

Phone

Kevin Magill / All Steel Fabricators

Property Owner / Applicant

84 - 94 Creeper Hill Road

Property Address

Grafton, MA

City, State, Zip

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

John Schmittman
 Treasurer / Collector Signature

4/2/2021
 Date

5/26/2021

84 Creeper Hill Road
Map 18, Lot 1

Tammy M. Kalinowski

Tammy Kalinowski, Office Manager

PARCEL ID	LOCATION	OWNER 1	OWNER 2	ADDRESS	CITY	ST	ZIP	BK	PG
017.0-0000-0001.0	95 CREEPER HILL ROAD	MARCORP HYDRAULIC EQUIPMENT INC		95 CREEPER HILL ROAD	N GRAFTON	MA	01536	35409	373
017.0-0000-0001.A	91 CREEPER HILL ROAD	SERVICE PLUS DISPOSAL INC		69 POTTER HILL ROAD	GRAFTON	MA	01519	43506	248
017.0-0000-0002.0	109 CREEPER HILL ROAD	TROIANO REALTY LLC		109 CREEPER HILL ROAD	N GRAFTON	MA	01536	42692	289
017.0-0000-0007.0	96 CREEPER HILL ROAD	MAGILL JAMES E JR	C/O ALL STEEL	P.O BOX 597	N GRAFTON	MA	01536	50813	224
017.0-0000-0008.A	104 CREEPER HILL ROAD	104 CREEPER HILL ROAD LLC		P.O. BOX 2105	FRAMINGHAM	MA	01703	56111	144
018.0-0000-0001.0	84 CREEPER HILL ROAD	MAGILL REAL ESTATE HOLDINGS LLC		84 CREEPER HILL ROAD	N GRAFTON	MA	01536	43169	129
018.0-0000-0001.A	80 CREEPER HILL ROAD	GRAFTON TOWN OF	CONSERVATION COMMISSION	30 PROVIDENCE ROAD	GRAFTON	MA	01519	4620	456
018.0-0000-0002.0	76 CREEPER HILL ROAD	BUSA, JUSTIN D		76 CREEPER HILL ROAD	N GRAFTON	MA	01536	62624	257
018.0-0000-0003.0	3 FAULKNER ROAD	NUTTER JAMES H IV	BLAZQUEZ MARY L	3 FAULKNER ROAD	N GRAFTON	MA	01536	8587	254
018.0-0000-0033.0	73 CREEPER HILL ROAD	COLORIO REALTY LLC		81 CREEPER HILL ROAD	N GRAFTON	MA	01536	49933	101
018.0-0000-0034.0	99 CREEPER HILL ROAD	99 CREEPER HILL ROAD LLC		15 LYNN LANE	DUDLEY	MA	01571	49847	345
018.0-0000-0035.0	85 CREEPER HILL ROAD	MAGILL REAL ESTATE HOLDINGS LLC		84 CREEPER HILL ROAD	N GRAFTON	MA	01536	43169	129
035.0-0000-0001.0	244 WORCESTER STREET	WYMAN GORDON CO	ATTN: PAT RANA	244 WORCESTER STREET	N GRAFTON	MA	01536	7481	368

**George F. Connors
Counselor At Law**

10 Southwest Cutoff, Northboro, MA 01532
Zero Cranberry Lane, Hopkinton, MA 01748
Phone (508) 393-6055 • Fax (508) 393-5242
george@gfconnorslaw.com

Messrs.' Kevin and James Magill
All Steel Fabricating Inc.
84 Creeper Hill Road
Grafton, MA 01536

Re: Plot plan-minor additions

May 18, 2021

Please see the attached Certified Plot Plan. The following analysis of the bylaw/regulations shows this work is minor and it appears should receive pro-forma approval from a zoning perspective. Additionally these additions are on existing impervious surfaces so there is no additional runoff.

Applicant, All Steel Fabricating, Inc., James E. Magill, Vice President, and Magill Real Estate Holdings, LLC., James E. Magill, Manager, respectfully requests the Building Inspector permit the construction of 4 specific additions to the rear of the existing building (saw, sand blasting, paint, heat treating). These processes are integral to the fabricating process at the facility above referenced. These processes are now necessary in the competitive environment of their business and constitute a small portion of the operation.

All Steel proposes 4 small additions to cover the above noted equipment/processes. These are best located in areas separate from, and able to be closed off from, daily fabricating, but accessible, with provisions for closures (overhead doors), connecting to the existing building.

The 4 building additions are each 20 feet wide and range from 20, 30, 30 and 40 feet, as shown on the accompanying plot plan. The total enclosed space is $(40+30+20+30=120 \times 20 = 2400 \text{ sf})$ which is $2400/32,221$ (bld coverage per town records) = 8.6%. This is a small fraction of the total existing building footprint, and does not constitute a "*substantial extension*" pursuant to the Bylaw (see below Section 3.4.4). A "*substantial extension is defined as being "...50% or more of the market value of the structure..." (Bylaw Definition)*". All Steel submits the cost of the building additions is approximately \$150,000 (2400 sf at \$60/sf enclosed space), where the assessors have the property at \$1,442,900 for 10.4%.

Conformance with Section 3.4.2.3 (excerpt below) shows it is: **not** (a) *for a different purpose*, (b) *is for the "same purpose"* but **not** *"in a substantially different manner"*; or, (c) *"for the same purpose"* but **not** *"to a substantially greater extent."* These equipment covers simply allow for protection of typical fabrication elements.

Very truly,


George Connors

Encls.

Below is an excerpt from the Grafton Zoning Bylaw:

3.4.3 Uses: Any lawful existing use of a structure or land which does not conform to the provisions of this By-Law may continue. Any change or **substantial extension** (emphasis added) of such use shall be governed by the following:

3.4.3.1 Any change or substantial extension of a lawfully existing nonconforming use of a structure or land shall conform with the provisions of this By-Law and to any proposed amendment for which first notice of the public hearing has been published. Such change or extension in an R-40, R-20, AGRI, OLI, CB, NB or R-MF district shall not exceed fifty (50) percent of the area occupied at the time such use became nonconforming. (T.M. 5-10-89)

3.4.3.2 Any extension to the use of a nonconforming structure shall be governed by Section 3.4.2.3 of this By-Law.

Substantial Improvement: Any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds fifty (50) percent of the market value of the structure either:

1. before the improvement or repair is started, or
2. if the structure has been damaged and is being restored, before the damage occurred.

Town of Grafton, Massachusetts Section 2: Definitions Zoning By-Law, October 2019 Page 10 of 14

The term does not, however, include any project for improvement of a structure to comply with existing State or local health, sanitary, or safety code specifications which are solely necessary to assure safe living conditions.

3.4.2.3 Any alteration of a lawfully existing on conforming structure shall conform with the provisions of this By-Law or to any proposed amendment if the alteration is begun after the first notice of the public hearing has been published when the alteration will provide for the use of the structure as follows:

- a) for a substantially different purpose;
- b) for the same purpose in a substantially different manner; or,

Town of Grafton, Massachusetts Section 3: Use and Intensity Regulations Zoning By-Law, October 2019 Page 10 of 11

c) for the same purpose to a substantially greater extent.

84 CREEPER HILL ROAD

Location 84 CREEPER HILL ROAD

Mblu 018.0/ 0000/ 0001.0/ /

Acct# 1100180000000010

Owner MAGILL REAL ESTATE HOLDINGS LLC

PBN

Assessment \$1,442,900

Appraisal \$1,442,900

PID 351

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2021	\$1,048,400	\$394,500	\$1,442,900

Assessment			
Valuation Year	Improvements	Land	Total
2021	\$1,048,400	\$394,500	\$1,442,900

Owner of Record

Owner MAGILL REAL ESTATE HOLDINGS LLC
 Co-Owner
 Address 84 CREEPER HILL ROAD
 N GRAFTON, MA 01536

Sale Price \$100
 Certificate
 Book & Page 43169/129
 Sale Date 08/04/2008
 Instrument 1F

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
MAGILL REAL ESTATE HOLDINGS LLC	\$100		43169/129	1F	08/04/2008

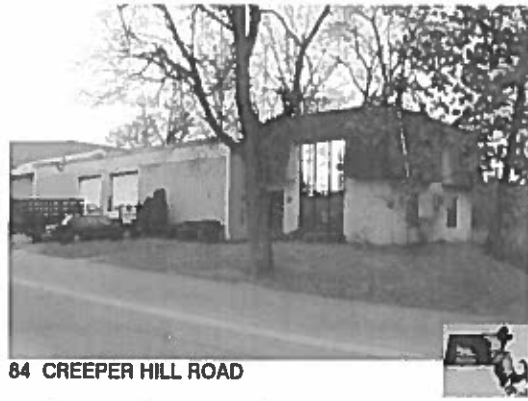
Building Information

Building 1 : Section 1

Year Built: 1973
 Living Area: 32,221
 Replacement Cost: \$1,467,022
 Building Percent Good: 71
 Replacement Cost
 Less Depreciation: \$1,041,600

Building Photo

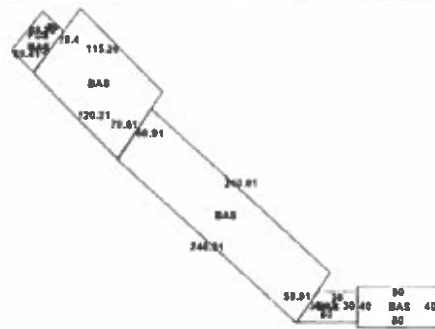
Building Attributes	
Field	Description
Style	Industri Bldg Mfg
Model	Industrial
Grade	
Stories	1.0
Num Units	1.00
Exterior Wall 1	Pre-finish Metl
Exterior Wall 2	Wood Shingle
Roof Structure	Flat
Roof Cover	Metal/Tin
Interior Wall 1	Typical
Interior Wall 2	
Interior Floor 1	Concr-Finished
Interior Floor 2	Carpet
Heating Fuel	Oil
Heating Type	Hot Air-no Duc
AC Type	None
Use Type	Industrial
Primary Bldg Use	Industrial
Total Rooms	0
Placeholder	0
Lighting	Average
Bldg Class	S
Fir1 Occ	
Heat/AC	None
% Heated	100
Plumbing	Average
Ceilings	Paint
Rooms/Prtns	Average
Wall Height	18.00
Base Floor	1.00
# Overhead Doors	2
Load Dock SF	



84 CREEPER HILL ROAD

(http://images.vgsi.com/photos/GraftonMAPhotos/A0012/00010024_12784.JPG)

Building Layout



(ParcelSketch ashx?pid=351&bid=351)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	30,771	30,771
FUS	Fin Upper Sty	1,450	1,450
		32,221	32,221

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Land Line Valuation

Use Code	4000	Size (Acres)	4
Description	Industrial	Frontage	700
Zone	OLI	Depth	
Neighborhood	25	Assessed Value	\$394,500
Alt Land Appr Category	No	Appraised Value	\$394,500

Outbuildings

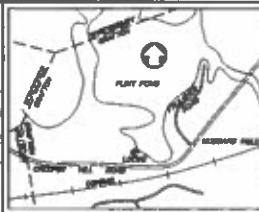
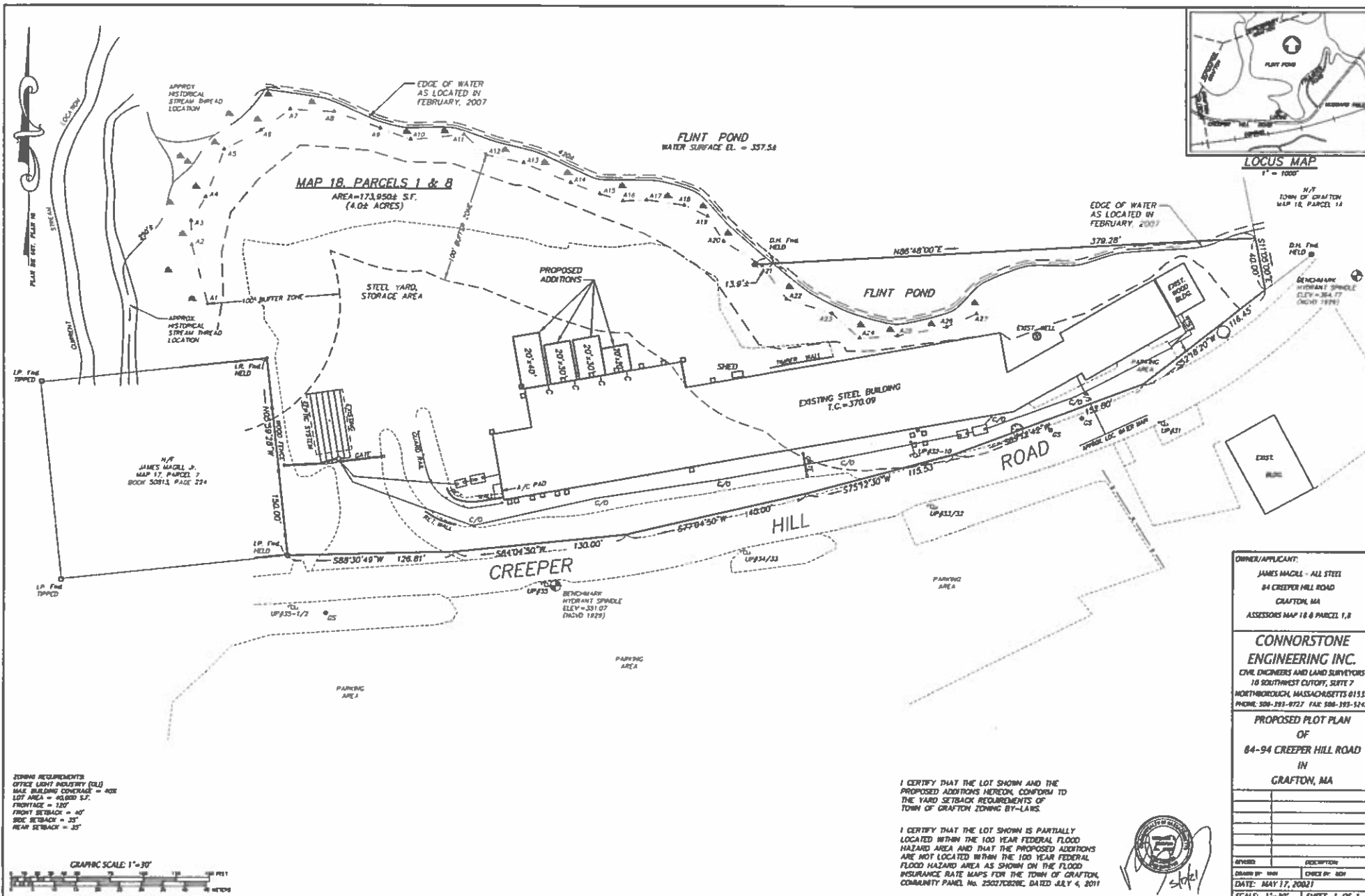
Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV1	PAVING-ASPHALT			2800.00 S.F.	\$6,800	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2020	\$1,048,400	\$394,500	\$1,442,900
2019	\$1,073,800	\$394,100	\$1,467,900
2018	\$1,144,300	\$358,100	\$1,502,400

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$1,048,400	\$394,500	\$1,442,900
2019	\$1,073,800	\$394,100	\$1,467,900
2018	\$1,144,300	\$358,100	\$1,502,400

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LOCUS MAP
1" = 1000'

N/T
TOWN OF GRAFTON
MAP 18, PARCEL 14

BENCHMARK
HYDRANT SPINDLE
ELEV = 364.77
(INDEX 1998)

OWNER/APPLICANT:
JAMES MACLE - ALL STEEL
84 CREEPER HILL ROAD
GRAFTON, MA
ASSESSORS MAP 18 & PARCEL 1, 2

CONORSTONE
ENGINEERING INC.
CIVIL ENGINEERS AND LAND SURVEYORS
18 SOUTHWEST CUTOFF, SUITE 7
NORTHBOROUGH, MASSACHUSETTS 01552
PHONE: 508-393-8727 FAX: 508-393-5242

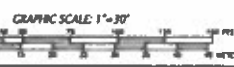
PROPOSED PLOT PLAN
OF
84-94 CREEPER HILL ROAD
IN
GRAFTON, MA

I CERTIFY THAT THE LOT SHOWN AND THE PROPOSED ADDITIONS HEREON CONFORM TO THE YARD SETBACK REQUIREMENTS OF THE TOWN OF GRAFTON ZONING BY-LAWS.

I CERTIFY THAT THE LOT SHOWN IS PARTIALLY LOCATED WITHIN THE 100 YEAR FEDERAL FLOOD HAZARD AREA AND THAT THE PROPOSED ADDITIONS ARE NOT LOCATED WITHIN THE 100 YEAR FEDERAL FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAPS FOR THE TOWN OF GRAFTON, COMMUNITY PANEL No. 250370206C, DATED JULY 4, 2011



ZONING REQUIREMENTS:
OFFICE LIGHT INDUSTRIAL (OLI)
MAX BUILDING COVERAGE = 40%
LOT AREA = 40,000 S.F.
FRONT YARD = 120'
FRONT SETBACK = 40'
SIDE SETBACK = 35'
REAR SETBACK = 35'



REVISED	DESCRIPTION

DRAWN BY: 1008
CHECKED BY: 808
DATE: MAY 17, 2011
SCALE: 1" = 30' SHEET 1 OF 1.