

COPY

EXHIBIT 1a.



RECEIVED 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

2018 OCT 10 AM 11:40

RECEIVED GRAFTON PLANNING DEPARTMENT

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OCT 10 2018

APPLICATION FOR SPECIAL PERMIT

PLANNING BOARD
GRAFTON, MA

Application No. SP 2018-13

APPLICANT & PROPERTY OWNER INFORMATION

NAME Bruce & Elizabeth Spinney / Spinney Properties LLC

STREET 71 Potter Hill Road CITY/TOWN Grafton

STATE MA ZIP 01519 TELEPHONE

NAME OF PROPERTY OWNER (if different from Applicant)

Deed recorded in the Worcester District Registry of Deeds Book 53258 Page 142
56518 344

SITE INFORMATION:

STREET AND NUMBER 71, 73 & 73S Potter Hill Road

ZONING DISTRICT Res. (R40) ASSESSOR'S MAP 71 LOT #(S) 2B, 2C, 102B

LOT SIZE 2.57(2B), 2.02(2C), 0.89(102B) FRONTAGE 165' (2B), 166.78 (2C), 88.22' (102B)

CURRENT USE Single-family Residential

PROJECT/PLAN INFORMATION:

PLAN TITLE Conventional Development Plan, Flexible Development Plan & Land

PREPARED BY (name/address of PE/Architect) WDA Design Group, Inc., 31 East Main Street, Use Plan
Westborough, MA 01581

DATES

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

Residential - #7 Flexible Development

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

Section 5.3 - Major Residential Development, Flexible Development Special Permit (FDSP)

Section 5.3.3 b) - Flexible Development Special Permit for a Minor Residential Develop-

ment

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]

Date: Aug 7 2018

Property Owner's Signature (if not Applicant)

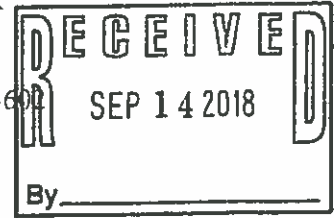
Date:

COPY

EXHIBIT 1b.



TOWN OF GRAFTON
GRAFTON MEMORIAL MUNICIPAL CENTER
30 PROVIDENCE ROAD
GRAFTON, MASSACHUSETTS 01519
Phone: (508) 839-5335 ext 1170 • FAX: (508) 839-4600
www.grafton-ma.gov



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:

Bruce Spinney
Petitioner Name
125 Flanders Rd
Petitioner Address
Westboro MA 01581
City, State, Zip
508 473 0757
Phone

Spinney Properties LLC
Property Owner / Company Name
73 Potter Hill Rd
Property Address
Grafton, MA
City, State, Zip

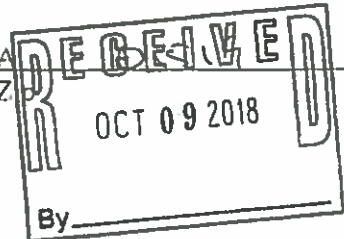


Table with 4 columns: Date, Current, Delinquent, N/A. Rows include Real Estate, Personal Property, Motor Vehicle Excise, Disposal, General Billing.

Cristina Atchue
Treasurer / Collector Name (please print)

[Signature]
Treasurer / Collector Signature

9/14/18
Date
10/9/18

COPY

EXHIBIT 1c.



Kenneth M. O'Brien,

Data Collector

| ID | Site Address | Owner Name | Co-Owner Name | Owner Address | Owner City | Owner Str | Owner Zip | Book | Page |
|-----------------------|--------------------------|--|-------------------------|-----------------------|-----------------|-----------|-----------|-------|------|
| 110/071.0-0000-0002.B | 73 POTTER HILL ROAD | SPINNEY PROPERTIES LLC | | 47 MILFORD STREET | MENDON | MA | 1756 | 56518 | 344 |
| 110/071.0-0000-0002.C | 71 POTTER HILL ROAD | SPINNEY ELIZABETH ANDERSON | | 71 POTTER HILL ROAD | GRAFTON | MA | 1519 | 53258 | 141 |
| 110/071.0-0000-0005.0 | 79 POTTER HILL ROAD | COREY KEVIN P | COREY CAROLYN A | 79 POTTER HILL ROAD | GRAFTON | MA | 1519 | 8748 | 46 |
| 110/071.0-0000-0006.0 | 77 POTTER HILL ROAD | SEARLES GEOFFREY A | | 77 POTTER HILL ROAD | GRAFTON | MA | 1519 | 18820 | 25 |
| 110/071.0-0000-0009.0 | 69 POTTER HILL ROAD | BARRY ANTHONY | BARRY SHARON | 69 POTTER HILL ROAD | GRAFTON | MA | 1519 | 21446 | 324 |
| 110/071.0-0000-0010.0 | 62 POTTER HILL ROAD | GRAFTON LAND TRUST INC | | PO BOX 114 | GRAFTON | MA | 1519 | 41175 | 337 |
| 110/071.0-0000-0011.0 | 64 POTTER HILL ROAD | GRAFTON LAND TRUST INC | | PO BOX 114 | GRAFTON | MA | 1519 | 41175 | 337 |
| 110/071.0-0000-0012.0 | 80 POTTER HILL ROAD | NORTH GRAFTON UNITED METHODIST | | 10 OVERLOOK STREET | N GRAFTON | MA | 1536 | 39383 | 73 |
| 110/071.0-0000-0014.0 | 59 POTTER HILL ROAD | U S BANK NATIONAL ASSOC C/O OCWEN LOAN SERVICE | | 1661 WORTHINGTON ROAD | WEST PALM BEACH | FL | 33409 | 56909 | 138 |
| 110/071.0-0000-0015.0 | 61 POTTER HILL ROAD | DIGLORIA JOSHUA | | 61 POTTER HILL ROAD | GRAFTON | MA | 1519 | 51594 | 134 |
| 110/071.0-0000-0026.0 | 58 POTTER HILL ROAD | DO VALE JERRY P | DO VALE ALICIA C | 58 POTTER HILL ROAD | GRAFTON | MA | 1519 | 51820 | 297 |
| 110/071.0-0000-0102.B | 73 SIDE POTTER HILL ROAD | SPINNEY PROPERITES LLC | | 47 MILFORD STREET | MENDON | MA | 1756 | 344 | |
| 110/080.0-0000-0213.0 | 18 CORTLAND WAY | CORRIVEAU ROBERT | CORRIVEAU TARYN | 18 CORTLAND WAY | GRAFTON | MA | 1519 | 50951 | 21 |
| 110/080.0-0000-0214.0 | 20 CORTLAND WAY | KOTLYAR BRIAN TRUSTEE | KOTLYAR FAMILY IRREVOC. | 20 CORTLAND WAY | GRAFTON | MA | 1519 | 51382 | 223 |
| 110/080.0-0000-0215.0 | 22 CORTLAND WAY | GONSIORAWSKI STEVEN | | 18 BRADLEY ROAD | DANVERS | MA | 1923 | 58141 | 197 |
| 110/080.0-0000-0216.0 | 24 CORTLAND WAY | SALEM FIVE CENTS SAVINGS BANK | | 210 ESSEX STREET | SALEM | MA | 1970 | 58911 | 13 |
| 110/080.0-0000-0217.0 | 26 CORTLAND WAY | LEFORT BRIAN | LEFORT SARAH | 26 CORTLAND WAY | GRAFTON | MA | 1519 | 53993 | 124 |
| 110/080.0-0000-0218.0 | 28 CORTLAND WAY | DADMUN THOMAS LELAND | DADMUN THOMAS LELAND | 28 CORTLAND WAY | GRAFTON | MA | 1519 | 54214 | 250 |
| 110/080.0-0000-0219.0 | 30 CORTLAND WAY | DEBNATH TARUN | DEVNATH MONISHA | 30 CORTLAND WAY | GRAFTON | MA | 1519 | 58017 | 225 |
| 110/080.0-0000-0220.0 | 2 WHITE BIRCH LANE | TENNEY ROBERT F | TENNEY LAURI | 2 WHITE BIRCH LANE | GRAFTON | MA | 1519 | 41367 | 142 |
| 110/080.0-0000-0221.0 | 4 WHITE BIRCH LANE | VACCA JAMES F JR | VACCA JENNIFER | 4 WHITE BIRCH LANE | GRAFTON | MA | 1519 | 32331 | 127 |
| 110/080.0-0000-0222.0 | 6 WHITE BIRCH LANE | MOSSEY JAMES J JR | | 6 WHITE BIRCH LANE | GRAFTON | MA | 1519 | 32622 | 136 |
| 110/080.0-0000-0242.0 | 21 CORTLAND WAY | MCINERNEY TIMOTHY | MCINERNEY JODI L | 21 CORTLAND WAY | GRAFTON | MA | 1519 | 51298 | 238 |
| 110/080.0-0000-0243.0 | 19 CORTLAND WAY | PALUZZI STEVEN D | PALUZZI JENNIFER S | 19 CORTLAND WAY | GRAFTON | MA | 1519 | 32758 | 320 |
| 110/080.0-0000-0244.0 | 17 CORTLAND WAY | LIVINGSTON MARK J | | 17 CORTLAND WAY | GRAFTON | MA | 1519 | 55721 | 151 |

COPY

EXHIBIT 1d.

WDA
DESIGN
GROUP

August 17, 2018

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

RECEIVED

OCT 10 2018

Reference: Application for Special Permit
71, 73 & 73S Potter Hill Road
Grafton, Massachusetts
WDA JN-1156.00

PLANNING BOARD
GRAFTON, MA

Dear Mr. Hassinger and Members of the Board:

On behalf of our client, Spinney Properties, LLC, we are submitting herewith an application for Special Permit pursuant to the Town of Grafton Zoning Bylaws, Section 5.3.3.b Flexible Development Special Permit for a Minor Residential Development.

We have enclosed the following documentation for your reference:

1. Application for Special Permit
2. Certified List of Abutters
3. Original and one copy of filling fee check
4. Special Permit Plans

EXISTING CONDITIONS

The locus property is comprised of three lots, each with a residential structure and one non-building parcel. The property address is 71, 73 & 73S Potter Hill Road and it comprises a total of 5.5± acres. The three structures on site include the residence of Elizabeth & Bruce Spinney (#71), a historic residence owned by the Spinney's (#73), and two garage structures also owned by the Spinney's (#73S). The property is comprised entirely of upland and contains no wetland or floodplain areas. The property is currently serviced by private septic systems and private wells.

PROPOSED SITE CONDITIONS

The applicant is proposing a three lot Flexible Development plan under Sections 5.3 Major Residential Development, Flexible Development Special Permit which under Section 5.3.3b allows a Flexible Development Special Permit for a Minor Residential development. To support this request, we are submitting three plans describing the existing site conditions, the Conventional Development Plan which includes three total building lots but requires the demolition of the historic house at 73 Potter Hill Road. Also, enclosed is the Flexible Development Plan which includes three total building lots and one open space lot while preserving the existing historic house.

We would like to inform the Board that the applicant applied to the ZBA for a dimensional variance in April of 2018 for this property. This request was for lot width relief which, due to the location of the proposed lot line, the historic house at 75 Potter Hill Road would have needed to be removed or the lot width variance granted. That request was denied by the ZBA on 4/26/18. That denial prompted this Flexible Development filing as the lot width requirements are reduced from 140' to 80', and therefore the historic house can stay in place. As shown on the enclosed Conventional Development Plan, three conforming Approval-Not-Required lots can be created on this property but unfortunately, the historic house must be demolished in order to make this plan conform to lot width requirements.

As shown on the enclosed Flexible Development Plan, the benefit of this layout is that there are still only three building lots proposed and the existing historic house can remain intact and, in addition, there is a new open space lot created that is 2.20± acres in size.

The following waivers are being requested as part of this filing (5.3.4b) 1, two of the three lots currently have septic systems. We are asking that soils testing for the third lot be delayed until construction on that lot is ready to proceed. Also, under the Town Well Regulations, the existing well is located in the open space parcel and less than 10' (6' - 7') from the lot line. Section V requires wells to be on the lot they serve, and setback table in that section requires a 10' setback to property boundaries.

No waivers are required from the subdivision regulations. This plan will be presented to the Planning Board as an Approval-Not-Required plan if the Flexible Development Special Permit is granted.

We thank you in advance for your attention to this Flexible Development Special Permit application and we look forward to meeting with the Board and discussing this material in greater detail at the next available public hearing.

Very truly yours,

WDA DESIGN GROUP, INC.



Brian P. Waterman
Wetlands Specialist

cc. Grafton Town Clerk
Bruce & Elizabeth Spinney, Spinney Properties LLC

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