

FILE

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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

APR 24 2017

PLANNING BOARD
GRAFTON, MA

EXHIBIT 1

APPLICATION FOR SPECIAL PERMIT

Application No. SP 2017-2

APPLICANT & PROPERTY OWNER INFORMATION

NAME Jane Dean
STREET 14 Bernard Rd. CITY/TOWN GRAFTON
STATE MA ZIP 01536 TELEPHONE [REDACTED]
NAME OF PROPERTY OWNER (if different from Applicant) _____
Deed recorded in the Worcester District Registry of Deeds Book 54603 Page 109

APR 24 2017
10:29 AM

PC

SITE INFORMATION:

STREET AND NUMBER 14 Bernard Rd
ZONING DISTRICT R2 + WSPD ASSESSOR'S MAP 055.0 LOT #(S) 0059.0
LOT SIZE 0.298 FRONTAGE 100
CURRENT USE RESIDENCE

PROJECT/PLAN INFORMATION:

PLAN TITLE _____
PREPARED BY (name/address of PE/Architect) _____
DATES _____

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

Accessory Use - Home Office

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 Jane Dean Date: 4/24/17

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



PLANNING DEPARTMENT

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GRAFTON, MA

APPLICATION FOR SITE PLAN APPROVAL

Application No. SP 2017-2

APPLICANT NAME: Jane Dean

STREET 14 Bernard Rd CITY/TOWN Grafton

STATE MA ZIP 01536 TELEPHONE [REDACTED]

PROPERTY OWNER NAME: JANE DEAN

STREET 14 Bernard Rd CITY/TOWN Grafton

STATE MA ZIP 01536 TELEPHONE 774-766-0130

Deed recorded in the Worcester District Registry of Deeds Book 54603 Page 109

CONTACT PERSON'S NAME: Jane Dean

TELEPHONE 774-766-0130

Vertical stamp: APR 24 10 29 AM '17

SITE INFORMATION:

STREET AND NUMBER 14 Bernard Rd

EXHIBIT 1

ZONING DISTRICT R2 WSP02 ASSESSOR'S MAP 55 LOT #(S) 59

LOT SIZE 0.298 FRONTAGE

CURRENT USE RESIDENCE

PLAN INFORMATION:

PLAN TITLE

PREPARED BY

DATE PREPARED REVISION DATE

Describe proposed changes / additions: Accessory Use / Home office

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 Jane Dean Date: 4/24/17

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

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EXHIBIT²

PLANNING BOARD
GRAFTON, MA

Dear Neighbor:

My name is Jane Dean and I am scheduled to move into my new home on Bernard Rd. this spring. I am writing to inform you that I am planning to open a small, home based, counseling business at my residence during the summer of 2017.

In accordance with town policies I would like to provide you with some details regarding the business. I have earned a Masters Degree in Clinical Social Work followed by the LICSW license that allows me to work independently. Over the past 20 years, I have treated children, adults, and families under the umbrella of Auburn Youth and Family Services, Youth Opportunities Upheld Outpatient Clinic in Worcester, and (currently) Riverside Community Care Outpatient Services in Upton.

The type of treatment I provide is talk therapy with an emphasis on Cognitive Behavioral Therapy. The type of clients I will be providing services to will be higher functioning adults and children dealing with anxiety, grief and loss, divorce, depression, ADHD, parenting difficulties, and trauma. Clients with any personal history of violent behavior, criminal behavior, serious substance abuse, or those wanting prescriptions for medication will not be serviced at this location. Clients with these more serious mental health concerns will be referred to a hospital or specialty clinic where they can be better and more safely served.

My plan for the business is that I will provide all services with no additional employees. There will be only one individual or family scheduled at a time, ideally with no time overlap. When a client arrives they will park in the driveway which has ample off street parking. The client will be greeted at the door and taken to the separate office space on the second floor, over the garage. This office space has a separate entrance through the garage that does not require the client to pass through the living area of the home. The space includes a bathroom and all electrical and plumbing is up to date. No additional work or changes will be required.

My hours of operation will vary between 9AM and 8PM on Fridays and 9AM and 3PM on Saturdays. Client will be seen by appointment only.

FILE

The following is a list of waivers that I would like to request from sec 1.3.3.3. of the Grafton Zoning By-laws

1. This information provided in application
 2. This information provided in application
 3. This information provided in application
 4. This information provided in application
 5. This information provided in application
 6. This information provided in application
 7. This information provided in application
 8. This information provided on plan
 9. This information provided on plan
 10. N/A waiver requested
 11. Information provided in application
 12. N/A waiver requested
 13. Shown in application
 14. N/A waiver requested
 15. N/A waiver requested
 16. N/A waiver requested
 17. N/A waiver requested
 18. Shown on plan
 19. N/A waiver requested
 20. N/A waiver requested
 21. N/A waiver requested
 22. N/A waiver requested
 23. N/A waiver requested
 24. Connected to municipal sewer
 25. Shown on plan
 26. Shown on plan
 27. N/A waiver requested
 28. N/A waiver requested
 29. N/A waiver requested
 30. N/A waiver requested
 31. All contained in description of intended use
- 1.3.3.3(e) Storm Water Management-Waiver Requested
- 1.3.3.3(f) Calculation for earth removal-Waiver requested-No material to be moved
- 1.3.3.3(g) Written Statements-Waiver Requested
- 8.2.1 Traffic Study-Waiver Requested

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GRAFTON, MA

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TREASURER / COLLECTOR

EXHIBIT 1

**PLANNING BOARD
 GRAFTON, MA**

Certificate of Good Standing

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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: _____

Jane Dean
 Petitioner Name

Jane Dean
 Property Owner / Company Name

14 Bernard Rd
 Petitioner Address

GRAFTON
 Property Address

Grafton MA 01536
 City, State, Zip

Grafton, MA
 City, State, Zip

774-766-0130
 Phone

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

[Signature]
 Treasurer / Collector Name (please print)

 Treasurer / Collector Signature

4/21/17
 Date

4/18/2017

14 Bernard Road
Map 55, Lot 59

Tammy Kalikowski
Tammy Kalikowski, Office Manager

PARCEL ID	LOCATION	OWNER 1	OWNER 2	ADDRESS	CITY	ST	ZIP	BK	PG
110/046.0-0000-0001.0	10 STOWELL ROAD	BREWSTER JUDITH M		10 STOWELL ROAD	N GRAFTON	MA	01536	8312	340
110/046.0-0000-0003.0	97 WORCESTER STREET	PELLERIN LISA J		97 WORCESTER ST	N GRAFTON	MA	01536	23626	312
110/046.0-0000-0004.0	99 WORCESTER STREET	LOMBARD BARBARA P		99 WORCESTER STREET	N GRAFTON	MA	01536	6455	50
110/046.0-0000-0005.0	13 STOWELL ROAD	CUNNINGHAM GARY A	CUNNINGHAM LORETTA J	13 STOWELL ROAD	N GRAFTON	MA	01536	8051	189
110/046.0-0000-0006.0	2 CLARK ROAD	ZWICKER LAWRENCE	ZWICKER JAYNE E	2 CLARK ROAD	N GRAFTON	MA	01536	26316	213
110/046.0-0000-0007.0	9 BERNARD ROAD	CASEY PAULINE M		9 BERNARD ROAD	N GRAFTON	MA	01536	41779	89
110/046.0-0000-0008.0	12 BERNARD ROAD	FAFORD EDWARD C		12 BERNARD ROAD	N GRAFTON	MA	01536	4990	283
110/046.0-0000-0010.0	10 BERNARD ROAD	CONNOLLY RAYMOND H	CONNOLLY STEPHANIE P	P.O. BOX 322	GRAFTON	MA	01519	47441	230
110/046.0-0000-0012.0	8 BERNARD ROAD	NICHOLS LYDIA BOGAR		8 BERNARD ROAD	N GRAFTON	MA	01536	11825	369
110/046.0-0000-0018.0	7 BERNARD ROAD	ERNENWEIN MONICA		111 GEORGE HILL ROAD	GRAFTON	MA	01519	52070	190
110/055.0-0000-0047.0	11 BEAR WHEELER ROAD	GRAFTON LAND TRUST INC		PO BOX 114	GRAFTON	MA	01519	4384	384
110/055.0-0000-0055.0	22 BERNARD ROAD	MARBELLA ARNETTE		22 BERNARD ROAD	N GRAFTON	MA	01536	46051	88
110/055.0-0000-0056.0	20 BERNARD ROAD	SNEDDON SARAH	SNEDDON TIMOTHY	20 BERNARD ROAD	N GRAFTON	MA	01536	54615	104
110/055.0-0000-0058.0	18 BERNARD ROAD	THORNTON SEAN P	THORNTON STACEY L	18 BERNARD ROAD	N GRAFTON	MA	01536	28674	398
110/055.0-0000-0059.0	14 BERNARD ROAD	DEAN JANE S		P.O. BOX 2084	FRAMINGHAM	MA	01703	54603	109
110/055.0-0000-0060.0	11 BERNARD ROAD	FAFORD EDWARD C & BARBARA G &	FAFORD FAMILY TRUST	12 BERNARD ROAD	N GRAFTON	MA	01536	50937	70
110/055.0-0000-0061.0	15 BERNARD ROAD	FAFORD EDWARD C JR	FAFORD BRENDA L	17 BERNARD ROAD	N GRAFTON	MA	01536	17501	106
110/055.0-0000-0062.0	17 BERNARD ROAD	FAFORD EDWARD C JR	MAURO BRENDA L	17 BERNARD ROAD	N GRAFTON	MA	01536	12003	155
110/055.0-0000-0064.0	21 BERNARD ROAD	PACIER CALLEN	PACIER ALEXANDER G	21 BERNARD ROAD	N GRAFTON	MA	01536	55246	77
110/055.0-0000-0065.0	4 HILL ROAD	VANVOORHIS LAURA J	DUCKWORTH JOSHUA P	4 HILL ROAD	N GRAFTON	MA	01536	43547	272
110/055.0-0000-0083.0	91 WORCESTER STREET	GRAFTON REALTY PARTNERSHIP	C/O REPUBLIC PLUMBING SUPPLY CO INC	890 PROVIDENCE HIGHWAY	NORWOOD	MA	02062	17507	203
110/055.0-0000-0083.A	8 STOWELL ROAD	HADIS MATTHEW J		59 MANCHAUG ROAD	SUTTON	MA	01590	24408	351

EXHIBIT 2

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PLANNING BOARD
GRAFTON, MA

FILE



Property Information

Property ID 110/055.0-0000-0059.0
 Location 14 BERNARD ROAD
 Owner DEAN JANE S



MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT

Town of Grafton, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

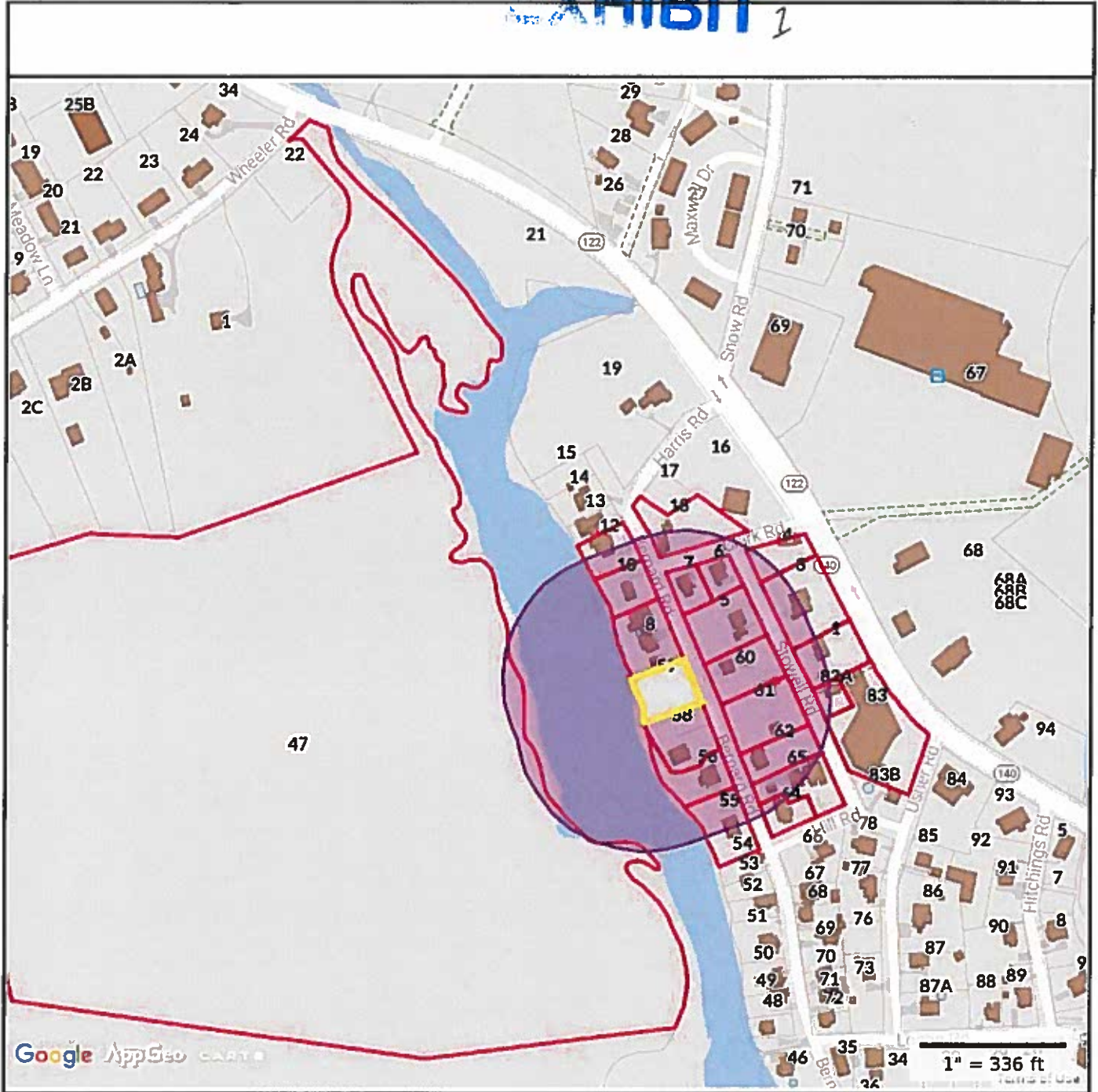
Parcels updated 6/1/2016
 Properties updated 12/22/2016

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PLANNING BOARD
GRAFTON, MA

FILE



Property Information	
Property ID	110/055.0-0000-0059.0
Location	14 BERNARD ROAD
Owner	DEAN JANE S


**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**
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 Parcels updated 6/1/2016
 Properties updated 12/22/2016

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**PLANNING BOARD
GRAFTON, MA**
FILE

Residential Property Record Card

Parcel ID: 110/055.0-0000-0059.0 MAP: 055.0 BLOCK: 0000 LOT: 0059.0 Parcel Address: 14 BERNARD ROAD FY: 2017

PARCEL INFORMATION
 Owner: DEAN JANE S
 Address: P.O. BOX 2084 FRAMINGHAM MA 01703
 Use-Code: 131
 Tax Class: T
 Tot Fin Area: 1678
 Tot Land Area: 0.298
 Sewer: RIVARD ROSE I & DAVID
 Exempt-B/L% 100/100
 Comm-B/L% 0/0
 Indus-B/L% 0/0
 Open Sp-B/L% 0/0
 Book: 54603
 Page: 109
 Cert/Doc: L
 Water: PS
 Sewer: SW
 Road Type: T
 Rd Condition: P
 Traffic: L
 Entrance: L
 Collect Id: PS
 Inspect Reas: SW
 Inspect Date: T
 Meas Date: P

RESIDENCE INFORMATION
 RN 4
 Story Height: 1.00
 Roof: G
 Ext Wall: AV
 Masonry Trim: T
 Bath Qual: T
 Mkt Adj: T
 Sound Value: G
 Fireplace: Y
 Central AC: Y
 Alt Gar SF: 384
 Porch Type: P
 W 112

LAND INFORMATION
 NBHD CODE: 2
 Zone: R2
 Seg 1
 Type P
 Code 131
 Method S
 Sq-Ft 12987
 Acres N
 Value 81,857
 Class

VALUATION INFORMATION
 Current Total: 81,900
 Prior Total: 85,600
 Bldg: 0
 Land: 81,900
 Bldg: 0
 Land: 85,600
 MktLnd: 81,900
 MktLnd: 85,600

RESIDENCE INFORMATION (continued)
 Attic: 1294
 Bsmt Area: 1294
 Fn Bsmt Area:
 Bsmt Grade:
 Foundation: CN
 Eff Yr Built: 2012
 Year Built: 2016
 Cost Bldg: 0
 Att Str Val1:
 Att Str Val2:
 Pct Complete: 0
 //0
 Porch Grade Factor

Photo

No Picture Available

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EXHIBIT 2

**PLANNING BOARD
GRAFTON, MA**

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APR 10 2017

GRAFTON ASSESSORS

BOARD OF ASSESSORS

Request for Abutters List

FILE

Date of Request: 4/10/17 Date List Needed: ASAP

Requested by: JANE DEAN Phone: 774-766-0130

Name of Property Owner: JANE DEAN

Street Address of Property: 14 BERNARD Rd, GRAFTON

Map: 55 Block: 5A Lot: 59

REASON FOR LIST:

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Hearing before Zoning Board of Appeals Yes No
Hearing before Planning Board Yes No
Hearing before Conservation Commission Yes No

APR 24 2017

**PLANNING BOARD
GRAFTON, MA**

Other: _____

REASON FOR HEARING - (please circle)

Variance Scenic Road Title 5 Special Permit Subdivision

Other: _____

RADIUS FOR ABUTTERS - (please check one)

Immediate _____ 300 Feet Upon, along, across or under: _____

LABELS

Two Sets of Labels will be provided if needed: Yes _____ No _____
(Planning Board requires 2 sets of Labels)

Office Use Only

Date List Prepared: _____ Address Labels Prepared: _____

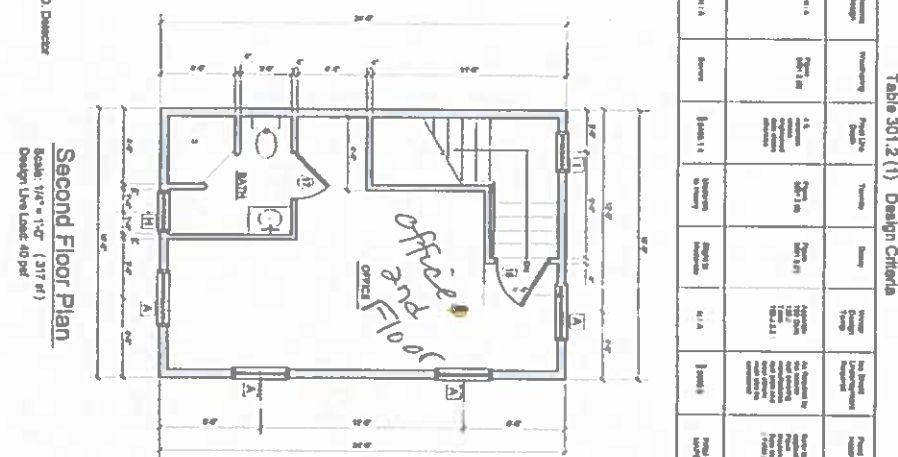
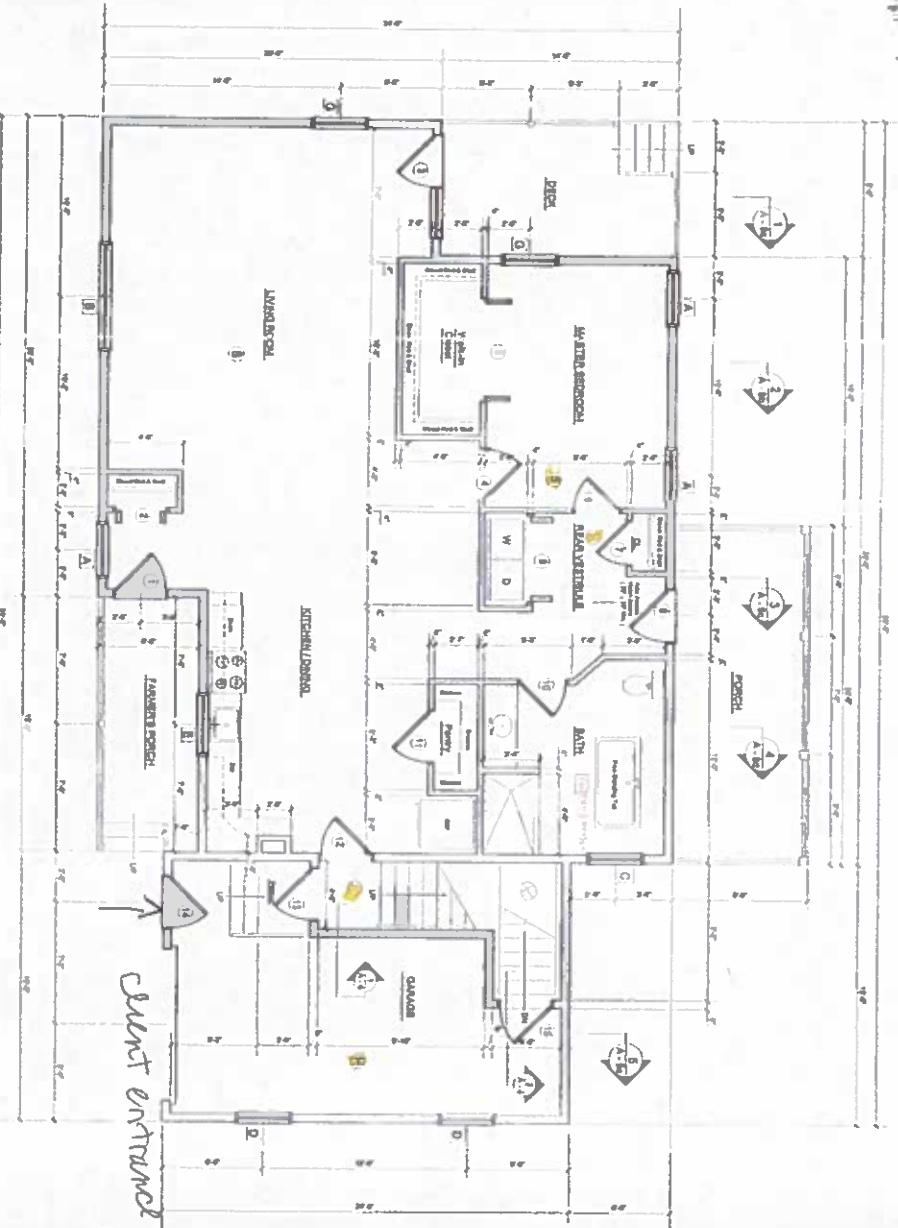
Fee Charged: \$ 25.00 Amt. Paid: 25.00 \$ Date: 4/10/17

Check: # _____ Cash: \$ 25.00 Money Order: \$ _____

*pd
cash
mm O.*

Table 301.2 (1) Design Criteria

Design Criteria	Minimum	Maximum	Design Criteria	Minimum	Maximum
Wind Speed	100 mph	110 mph	Wind Speed	100 mph	110 mph
Seismic Hazard	0.15	0.25	Seismic Hazard	0.15	0.25
Soil Type	SI-1	SI-2	Soil Type	SI-1	SI-2
Groundwater Table	10 ft	15 ft	Groundwater Table	10 ft	15 ft
Temperature	32°F	90°F	Temperature	32°F	90°F
Relative Humidity	30%	70%	Relative Humidity	30%	70%
Barometric Pressure	29.92 in. Hg	30.1 in. Hg	Barometric Pressure	29.92 in. Hg	30.1 in. Hg
Design Wind Load	15 psf	20 psf	Design Wind Load	15 psf	20 psf
Design Snow Load	0 psf	0 psf	Design Snow Load	0 psf	0 psf
Design Ice Load	0 psf	0 psf	Design Ice Load	0 psf	0 psf
Design Rain Load	0 psf	0 psf	Design Rain Load	0 psf	0 psf
Design Hail Load	0 psf	0 psf	Design Hail Load	0 psf	0 psf
Design Earthquake Load	0 psf	0 psf	Design Earthquake Load	0 psf	0 psf



LEGEND:
 1 Smoke Detector
 2 Corridor Smoke / C.O. Detector
 3 Heat Detector

Light & Ventilation Compliance
 R303.1

Area	Area (sq ft)	Area (sq ft)	Area (sq ft)
Living Area	1,204	1,204	1,204
Kitchen	100	100	100
Dining	100	100	100
Living	100	100	100
Bedroom	100	100	100
Bath	100	100	100
Stair	100	100	100
Other	100	100	100

DOOR SCHEDULE

DOOR NO.	ROOM	TYPE	FINISH	DOOR SCHEDULE	DOOR TYPE	REMARKS
1	Living Area	Swing	1/2" Solid Core	1	1	Living Area
2	Kitchen	Swing	1/2" Solid Core	2	2	Kitchen
3	Dining	Swing	1/2" Solid Core	3	3	Dining
4	Living	Swing	1/2" Solid Core	4	4	Living
5	Bedroom	Swing	1/2" Solid Core	5	5	Bedroom
6	Bath	Swing	1/2" Solid Core	6	6	Bath
7	Stair	Swing	1/2" Solid Core	7	7	Stair
8	Other	Swing	1/2" Solid Core	8	8	Other

FINISH SCHEDULE

ROOM	FLOOR	WALLS	CEILING	FINISH TYPE	REMARKS
Living Area	1st	1/2" Drywall	1/2" Drywall	1	Living Area
Kitchen	1st	1/2" Drywall	1/2" Drywall	2	Kitchen
Dining	1st	1/2" Drywall	1/2" Drywall	3	Dining
Living	1st	1/2" Drywall	1/2" Drywall	4	Living
Bedroom	1st	1/2" Drywall	1/2" Drywall	5	Bedroom
Bath	1st	1/2" Drywall	1/2" Drywall	6	Bath
Stair	1st	1/2" Drywall	1/2" Drywall	7	Stair
Other	1st	1/2" Drywall	1/2" Drywall	8	Other

WINDOW SCHEDULE

Window No.	Room	Size (W x H)	Material	Remarks
1	Living Area	12'0" x 6'0"	1/2" Insulated Glass Unit	Living Area
2	Kitchen	10'0" x 6'0"	1/2" Insulated Glass Unit	Kitchen
3	Dining	10'0" x 6'0"	1/2" Insulated Glass Unit	Dining
4	Living	10'0" x 6'0"	1/2" Insulated Glass Unit	Living
5	Bedroom	10'0" x 6'0"	1/2" Insulated Glass Unit	Bedroom
6	Bath	10'0" x 6'0"	1/2" Insulated Glass Unit	Bath
7	Stair	10'0" x 6'0"	1/2" Insulated Glass Unit	Stair
8	Other	10'0" x 6'0"	1/2" Insulated Glass Unit	Other

GENERAL NOTES:
 1. All window openings shall be provided with weatherstripping and storm doors.
 2. All window openings shall be provided with weatherstripping and storm doors.
 3. All window openings shall be provided with weatherstripping and storm doors.
 4. All window openings shall be provided with weatherstripping and storm doors.
 5. All window openings shall be provided with weatherstripping and storm doors.
 6. All window openings shall be provided with weatherstripping and storm doors.
 7. All window openings shall be provided with weatherstripping and storm doors.
 8. All window openings shall be provided with weatherstripping and storm doors.

<p>Proposed Residence For: Jane Dean 14 Bernard Road Grafton, Massachusetts 01536</p> <p>FLOOR PLANS</p>	<p>S.W. Design Services 102 Pleasant Street Grafton, Massachusetts 01519 (508) 783-8731</p>	<p>A-2</p>
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EXHIBIT A

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