



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. SP2022-05/SPA

APPLICANT & PROPERTY OWNER INFORMATION

NAME Forgues EyeCare
STREET 23 Edgemere Boulevard CITY/TOWN Shrewsbury
STATE MA ZIP 01545 TELEPHONE (508) 574-1515
NAME OF PROPERTY OWNER (if different from Applicant) Point House Properties, LLC
Deed recorded in the Worcester District Registry of Deeds Book 67095 Page 282
67094 384

SITE INFORMATION:

41 and 43 North Main Street
STREET AND NUMBER
ZONING DISTRICT NB ASSESSOR'S MAP 27 LOT #(S) 78 and 79
LOT SIZE 5,354 square feet FRONTAGE 177.1
CURRENT USE general office

PROJECT/PLAN INFORMATION:

PLAN TITLE Existing Conditions Plan Located at 41 North Main Street, Grafton, MA
PREPARED BY (name/address of PE/ Architect) Norman G. Hill, Land Planning Inc., 214 Worcester Street, North Grafton, MA 01536
DATES April 13, 2022

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

Offices of licensed medical and dental practitioners limited to general out patient care and diagnosis; Retail optometry use

Cite all appropriate sections of the Zoning By-Law which pertain to this Application, Use and Site:
Section 1.5, Section 3.2.3.1 Use Regulation Table

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
Applicant's Signature:
Property Owner's Signature (if not Applicant)
Date: 1/30/2022



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PLANNING DEPARTMENT

APPLICATION FOR SITE PLAN APPROVAL

Application No. SP2022-05/SPA

APPLICANT NAME: Forgues EyeCare
 STREET 23 Edgemere Boulevard CITY/TOWN Shrewsbury

STATE MA ZIP 01545 TELEPHONE (508) 574-1515

PROPERTY OWNER NAME: Point House Properties, LLC

STREET same as applicant CITY/TOWN _____

STATE _____ ZIP _____ TELEPHONE _____

Deed recorded in the Worcester District Registry of Deeds Book 67095 Page 282
67094 384

CONTACT PERSON'S NAME: Todd E. Brodeur, Esq., Fletcher Tilton PC
 TELEPHONE (508) 459-8038

SITE INFORMATION:

STREET AND NUMBER 41 and 43 North Main Street

ZONING DISTRICT NB ASSESSOR'S MAP 27 LOT #(S) 787 and 79

LOT SIZE 39,667 FRONTAGE 177.1

CURRENT USE general office

PLAN INFORMATION:

PLAN TITLE Existing Conditions Plan Located at 41 North Main Street, Grafton, MA

PREPARED BY Norman G. Hill, Land Planning Inc., 214 Worcester Street, North Grafton, MA 01536

DATE PREPARED April 13, 2022 REVISION DATE _____

Describe proposed changes / additions: Use as optometry office and retail optometry use

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 _____ Date: _____
 Applicant's Signature [Signature] Date: 1/30/2022
 I hereby certify that the information provided is true and correct.



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STREET 23 Edgemere Boulevard CITY/TOWN Shrewsbury
STATE MA ZIP 01545 TELEPHONE (508) 574-1515
NAME OF PROPERTY OWNER (if different from Applicant) Point House Properties LLC
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Owner's Signature [Signature] Date: 4/22/22

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



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APPLICATION FOR SITE PLAN APPROVAL

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APPLICANT NAME: Forgues EyeCare

STREET 23 Edgmerc Boulevard CITY/TOWN Shrewsbury

STATE MA ZIP 01545 TELEPHONE (508) 574-1515

PROPERTY OWNER NAME: Point House Properties LLC

STREET same as applicant CITY/TOWN

STATE ZIP TELEPHONE

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CONTACT PERSON'S NAME: Todd E. Brodeur, Esq., Fletcher Tilton PC

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DATE PREPARED April 13, 2022 REVISION DATE

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Owner's Signature [Signature] Date: 4/22/22

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



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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	_____	X
<input type="checkbox"/> Board of Health	_____	_____	<input type="checkbox"/> Other	_____	_____

Other Permit: _____

Matthew S. Forgues
Petitioner Name

BCD Properties, LLC
Property Owner / Company Name

23 Edgemere Blvd.
Petitioner Address

41 North Main Street
Property Address

Shrewsbury, MA 01545
City, State, Zip

Grafton, MA 01536
City, State, Zip

Phone: _____

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

Beth Schramm
Treasurer / Collector Name (please print)

Beth Schramm
Treasurer / Collector Signature

2/1/2022
Date



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 GRAFTON MEMORIAL MUNICIPAL CENTER
 30 PROVIDENCE ROAD
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Please check all that apply and indicate if permit(s) have been issued.

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<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	_____	X
<input type="checkbox"/> Board of Health	_____	_____	<input type="checkbox"/> Other	_____	_____

Other Permit: _____

Matthew S. Forgues
Petitioner Name

Ashby A. Richardson III
Property Owner / Company Name

23 Edgemere Blvd.
Petitioner Address

43 North Main Street
Property Address

Shrewsbury, MA 01545
City, State, Zip

Grafton, MA 01536
City, State, Zip

Phone _____

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

Beth Schraftman
Treasurer / Collector Name (please print)

Beth Schraftman
Treasurer / Collector Signature

2/1/2022
Date

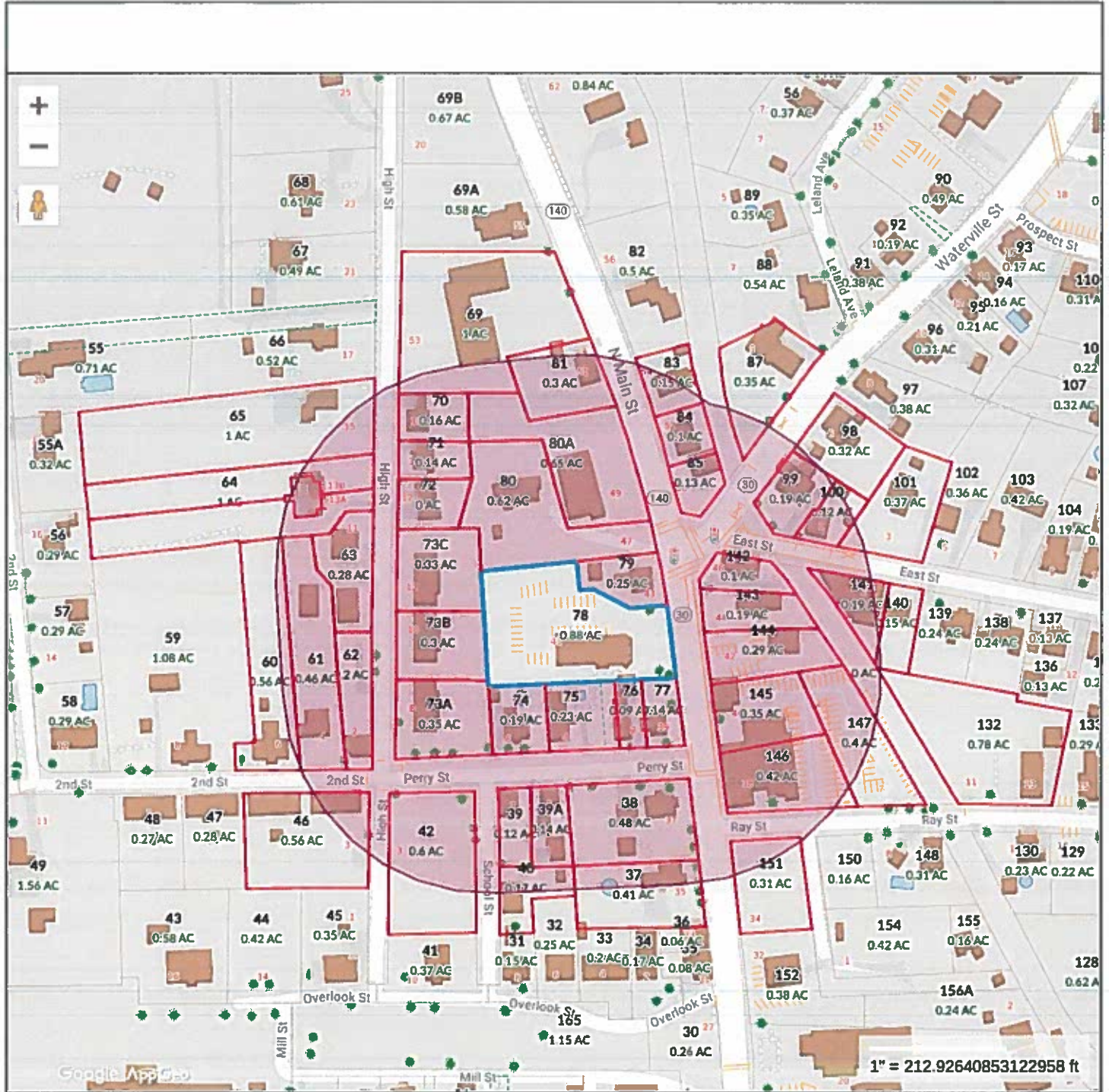
PARCEL ID	LOCATION	OWNER 1	OWNER 2	ADDRESS	CITY	ST	ZIP	BK	PG
027.0-0000-0037.0	35 NORTH MAIN STREET	NICHOLS STACY	CAHILL JEFFREY G	35 NORTH MAIN STREET	N GRAFTON	MA	01536	20533	44
027.0-0000-0038.0	37 NORTH MAIN STREET	BRODEUR, ALEXANDER O		37 NORTH MAIN STREET	N GRAFTON	MA	01536	63036	185
027.0-0000-0039.0	7 PERRY STREET	KEENAN, JENNA		7 PERRY STREET	N GRAFTON	MA	01536	62923	219
027.0-0000-0039.A	5 PERRY STREET	BREEN JOHN S		5 PERRY STREET	N GRAFTON	MA	01536	33124	386
027.0-0000-0040.0	4 SCHOOL STREET	CIMOCOWSKI STANLEY	CIMOCOWSKI PATRICIA	4 SCHOOL STREET	N GRAFTON	MA	01536	11542	100
027.0-0000-0042.0	3 PERRY STREET	GRAFTON TOWN OF		30 PROVIDENCE ROAD	GRAFTON	MA	01519	927	613
027.0-0000-0046.0	3 SECOND STREET	QUINSIGAMOND CORP.		24 NORTH MAIN STREET	N GRAFTON	MA	01536	6910	98
027.0-0000-0060.0	6 SECOND STREET	MULVEY HEIDI M		14 FAULKNER ROAD	N GRAFTON	MA	01536	52963	322
027.0-0000-0061.0	4 SECOND STREET	KAEDING KEVIN C		4 SECOND STREET	N GRAFTON	MA	01536	34764	255
027.0-0000-0062.0	2 SECOND STREET	WELLMAN ERNEST A JR	WELLMAN BEVERLY F	2 SECOND STREET	N GRAFTON	MA	01536	5591	134
027.0-0000-0063.0	11 HIGH STREET	CADDELL DAVID S	CADDELL JENNIE L	11 HIGH STREET	N GRAFTON	MA	01536	30709	50
027.0-0000-0065.0	15 HIGH STREET	EDWARDS JANET E & LEAH T TRUSTEES	EDWARDS FAMILY TRUST	15 HIGH STREET	N GRAFTON	MA	01536	49165	53
027.0-0000-0069.0	53 NORTH MAIN STREET	ST ANDREWS EPISCOPAL CHURCH		3 PLEASANT ST	SUTTON	MA	01590	32977	188
027.0-0000-0070.0	16 HIGH STREET	SZYMANSKI MICHAL	SZYMANSKI AGNIESSZKA	16 HIGH STREET	N GRAFTON	MA	01536	55989	269
027.0-0000-0071.0	14 HIGH STREET	MCAULIFFE LOIS K		14 HIGH STREET	N GRAFTON	MA	01536	28588	96
027.0-0000-0073.A	8 PERRY STREET	PERRY ST. LLC		23 NEWELL DRIVE	FRANKLIN	MA	02038	65257	244
027.0-0000-0073.B	10 PERRY STREET	PERRY ST. LLC		23 NEWELL DRIVE	FRANKLIN	MA	02038	65257	244
027.0-0000-0073.C	12 PERRY STREET	PERRY ST. LLC		23 NEWELL DRIVE	FRANKLIN	MA	02038	65257	244
027.0-0000-0074.0	6 PERRY STREET	BERTHIAUME MARK R		6 PERRY STREET	N GRAFTON	MA	01536	33832	350
027.0-0000-0075.0	4 PERRY STREET	STEEVES CHRISTINE L		4 PERRY STREET	N GRAFTON	MA	01536	7539	156
027.0-0000-0076.0	2 PERRY STREET	TOUCEY CHRISTOPHER	TOUCEY CAROLYN	2 PERRY STREET	N GRAFTON	MA	01536	43992	273
027.0-0000-0077.0	39 NORTH MAIN STREET	OMT REALTY LLC		3 LELAND STREET	GRAFTON	MA	01519	34975	69
027.0-0000-0078.0	41 NORTH MAIN STREET	BCD PROPERTIES LLC		41 NORTH MAIN STREET	N GRAFTON	MA	01536	36917	109
027.0-0000-0079.0	43 NORTH MAIN STREET	RICHARDSON ASHBY A III	43 NORTH MAIN STREET REALTY TRUS	43 NORTH MAIN STREET	N GRAFTON	MA	01536	40705	238
027.0-0000-0080.0	47 NORTH MAIN STREET	OCONNOR, RYAN		18 BANGOR STREET UNIT A	WORCESTER	MA	01604	65864	6
027.0-0000-0080.A	49 NORTH MAIN STREET	66 OTIS STREET LLC		45 EAST MAIN STREET, UNIT 12	WESTBOROUGH MA		01581	66076	38
027.0-0000-0081.0	51 NORTH MAIN STREET	66 OTIS STREET LLC		45 EAST MAIN STREET, UNIT 12	WESTBOROUGH MA		01581	66076	38
027.0-0000-0083.0	54 NORTH MAIN STREET	JOHNSON DOUGLAS C	HENDRIX WANDA J	20 SECOND STREET	N GRAFTON	MA	01536	19471	212
027.0-0000-0084.0	52 NORTH MAIN STREET	HALL JOHN H		125 WORCESTER STREET	N GRAFTON	MA	01536	9888	396
027.0-0000-0085.0	50 NORTH MAIN STREET	HALL JOHN H		125 WORCESTER STREET	N GRAFTON	MA	01536	7189	1
027.0-0000-0087.0	5 WATERVILLE STREET	RANDO JULIA		5 WATERVILLE STREET	N GRAFTON	MA	01536	55953	142
027.0-0000-0098.0	6 WATERVILLE STREET	WALSH GARY M & KAREN A TRUSTEES	WALSH LIVING TRUST	52 AVON AVENUE	SHREWSBURY	MA	01545	62056	275
027.0-0000-0099.0	2 WATERVILLE STREET	WALSH GARY M & KAREN A TRUSTEES	WALSH LIVING TRUST	52 AVON AVENUE	SHREWSBURY	MA	01545	43173	48
027.0-0000-0100.0	1 EAST STREET	WALSH GARY M & KAREN A TRUSTEES	WALSH LIVING TRUST	52 AVON AVENUE	SHREWSBURY	MA	01545	62056	277
027.0-0000-0101.0	3 EAST STREET	RADZIK NOREEN A		3 EAST STREET	N GRAFTON	MA	01536	44977	342
027.0-0000-0132.0	13 RAY STREET	DUFFY JOHN B		13 RAY STREET	N GRAFTON	MA	01536	49137	287
027.0-0000-0140.0	6 EAST STREET	WOJTOWICZ CHRISTINA M		6 EAST STREET	N GRAFTON	MA	01536	41752	307
027.0-0000-0141.0	2 EAST STREET	LINCOLN PRECISION MACHINE CO		P O BOX 458	N GRAFTON	MA	01536	3249	396
027.0-0000-0142.0	46 NORTH MAIN STREET	ATCHUE NORMAN W	ATCHUE HELEN M	81 SNOW ROAD	N GRAFTON	MA	01536	24117	217
027.0-0000-0143.0	44 NORTH MAIN STREET	CRISAFULLI, PAUL ROBERT	CRISAFULLI, MEKENNA HALEY ROSE	44 NORTH MAIN STREET	N GRAFTON	MA	01536	66358	72
027.0-0000-0144.0	42 NORTH MAIN STREET	RETHAGE DETLEF	VILLAVICENCIO ALICIA	45 FISKE MILL ROAD	MILFORD	MA	01757	48611	52
027.0-0000-0145.0	40 NORTH MAIN STREET	WHITERELL EDWARD J		1 RAY STREET RT 140	N GRAFTON	MA	01536	52111	103
027.0-0000-0146.0	38 NORTH MAIN STREET	WHITERELL EDWARD J		1 RAY STREET RT 140	N GRAFTON	MA	01536	52111	105
027.0-0000-0147.0	7 RAY STREET	WHITERELL EDWARD J	WHITERELL STEPHANIE M	C/O OLD POST OFFICE PUB	N GRAFTON	MA	01536	17856	227
027.0-0000-0151.0	34 NORTH MAIN STREET	QUINSIGAMOND CORP.		20 NORTH MAIN STREET	N GRAFTON	MA	01536	6152	348
027.0-0101-0064.0	13 A HIGH STREET #A	BLISS, CASEY	BLISS, STEPHANIE	13 A HIGH STREET #A	N GRAFTON	MA	01536	64086	86
027.0-0101-0072.0	12 HIGH STREET	ORBETT LEANNE R		12 HIGH STREET UNIT B	N GRAFTON	MA	01536	58533	201
027.0-0102-0064.0	13 B HIGH STREET #B	SIEMASZKO MICHAEL C	SIEMASZKO ERICA R	14 HUDSON AVE	GRAFTON	MA	01519	47588	348
027.0-0102-0072.0	12 HIGH STREET	MARKT DONALD E JR GRAFTON & UPTON RAILROAD		12 HIGH STREET PO BOX 952	N GRAFTON CARVER	MA MA	01536 02330	19652	269

43 North Main Street
Map 27 Lot 79



Cody Herd, Data Collector

PARCEL ID	LOCATION	OWNER 1	OWNER 2	ADDRESS	CITY	ST	ZIP	BK	PG
027.0-0000-0038.0	37 NORTH MAIN STREET	BRODEUR, ALEXANDER O		37 NORTH MAIN STREET	N GRAFTON	MA	01536	63036	185
027.0-0000-0039.0	7 PERRY STREET	KEENAN, JENNA		7 PERRY STREET	N GRAFTON	MA	01536	62923	219
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027.0-0000-0073.A	8 PERRY STREET	PERRY ST. LLC		23 NEWELL DRIVE	FRANKLIN	MA	02038	65257	244
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027.0-0000-0080.0	47 NORTH MAIN STREET	OCONNOR, RYAN		18 BANGOR STREET UNIT A	WORCESTER	MA	01604	65864	6
027.0-0000-0080.A	49 NORTH MAIN STREET	66 OTIS STREET LLC		45 EAST MAIN STREET, UNIT 12	WESTBOROUGH	MA	01581	66076	38
027.0-0000-0081.0	51 NORTH MAIN STREET	66 OTIS STREET LLC		45 EAST MAIN STREET, UNIT 12	WESTBOROUGH	MA	01581	66076	38
027.0-0000-0082.0	56 NORTH MAIN STREET	OTY, BRADY		4 BATTERY WARF # 4603	BOSTON	MA	02109	59985	324
027.0-0000-0083.0	54 NORTH MAIN STREET	JOHNSON DOUGLAS C	HENDRIX WANDA J	20 SECOND STREET	N GRAFTON	MA	01536	19471	212
027.0-0000-0084.0	52 NORTH MAIN STREET	HALL JOHN H		125 WORCESTER STREET	N GRAFTON	MA	01536	9888	396
027.0-0000-0085.0	50 NORTH MAIN STREET	HALL JOHN H		125 WORCESTER STREET	N GRAFTON	MA	01536	7189	1
027.0-0000-0087.0	5 WATERVILLE STREET	RANDO JULIA		5 WATERVILLE STREET	N GRAFTON	MA	01536	55953	142
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027.0-0000-0101.0	3 EAST STREET	RADZIK NOREEN A		3 EAST STREET	N GRAFTON	MA	01536	44977	342
027.0-0000-0141.0	2 EAST STREET	LINCOLN PRECISION MACHINE CO		P O BOX 458	N GRAFTON	MA	01536	3249	396
027.0-0000-0142.0	46 NORTH MAIN STREET	ATCHUE NORMAN W	ATCHUE HELEN M	81 SNOW ROAD	N GRAFTON	MA	01536	24117	217
027.0-0000-0143.0	44 NORTH MAIN STREET	CRISAFULLI, PAUL ROBERT	CRISAFULLI, MEKENNA HALEY ROSE	44 NORTH MAIN STREET	N GRAFTON	MA	01536	66358	72
027.0-0000-0144.0	42 NORTH MAIN STREET	RETHAGE DETLEF	VILLAVICENCIO ALICIA	45 FISKE MILL ROAD	MILFORD	MA	01757	48611	52
027.0-0000-0145.0	40 NORTH MAIN STREET	WHITERELL EDWARD J		1 RAY STREET RT 140	N GRAFTON	MA	01536	52111	103
027.0-0000-0146.0	38 NORTH MAIN STREET	WHITERELL EDWARD J		1 RAY STREET RT 140	N GRAFTON	MA	01536	52111	105
027.0-0000-0147.0	7 RAY STREET	WHITERELL EDWARD J	WHITERELL STEPHANIE M	C/O OLD POST OFFICE PUB	N GRAFTON	MA	01536	17856	227
027.0-0101-0072.0	12 HIGH STREET	ORBETT LEANNE R		12 HIGH STREET UNIT B	N GRAFTON	MA	01536	58533	201
027.0-0102-0072.0	12 HIGH STREET	MARKT DONALD E JR		12 HIGH STREET	N GRAFTON	MA	01536	19652	269
		GRAFTON & UPTON RAILROAD		PO BOX 952	CARVER	MA	02330		



Property Information

Property ID 027.0-0000-0078.0
 Location 41 NORTH MAIN STREET
 Owner BCD PROPERTIES LLC

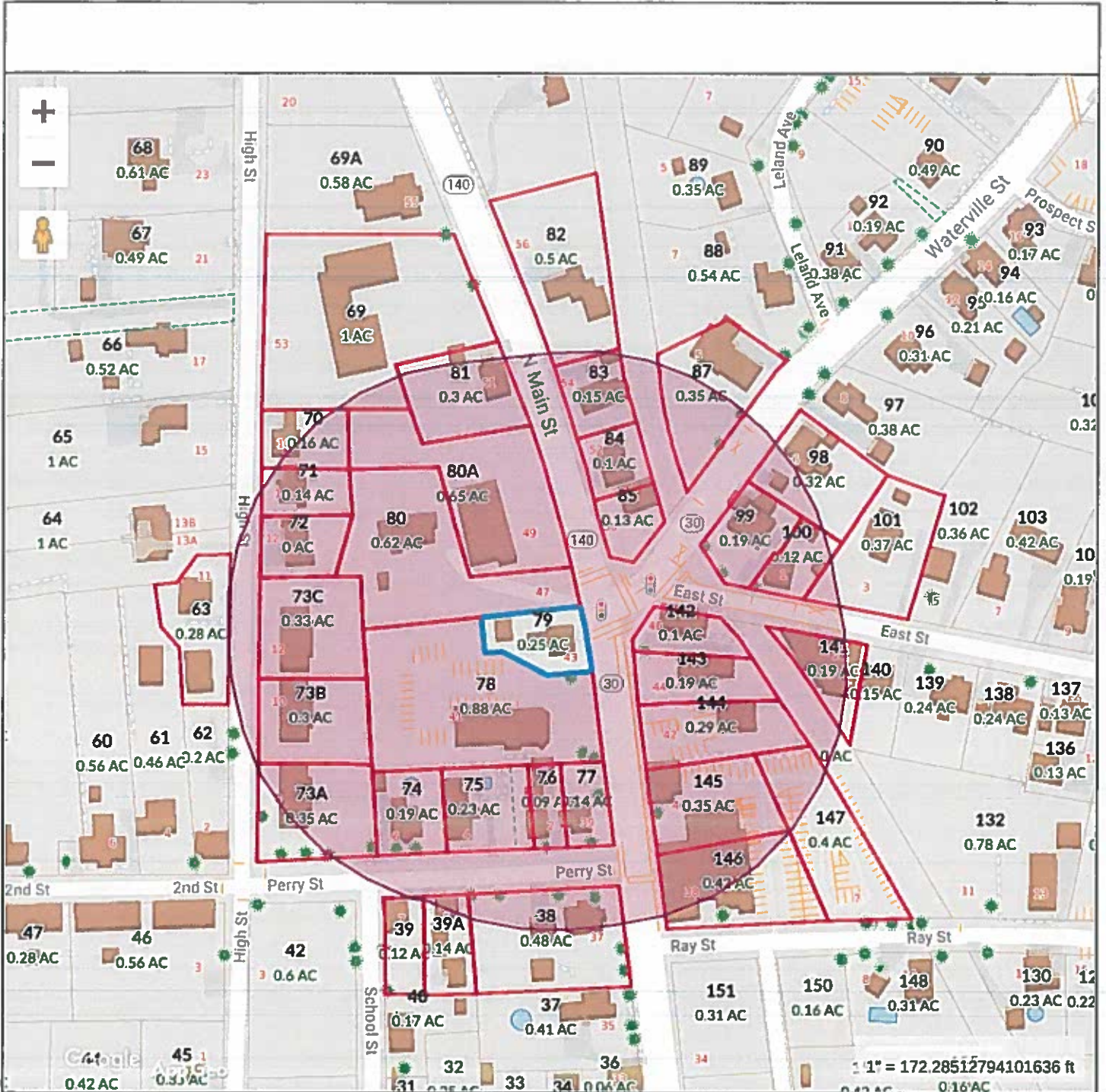


**MAP FOR REFERENCE ONLY
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Geometry updated 3/23/2021
 Data updated 3/23/2021

Print map scale is approximate.
 Critical layout or measurement activities should not be done using this resource.



Property Information

Property ID 027.0-0000-0079.0
 Location 43 NORTH MAIN STREET
 Owner RICHARDSON ASHBY A III



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

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Geometry updated 3/23/2021
 Data updated 3/23/2021

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**TOWN OF GRAFTON
PLANNING BOARD**

RE: APPLICATION OF FORGUES EYECARE FOR SPECIAL PERMIT PURSUANT TO SECTION 3.2.3.1 OF THE TOWN OF GRAFTON ZONING BYLAW

**PROJECT DESCRIPTION
AND
MEMORANDUM IN SUPPORT OF APPLICATION FOR SPECIAL PERMIT**

I. Introduction:

Forgues EyeCare (the "Applicant") is an affiliate of Point House Properties, LLC (the "Owner"), the owner of the property commonly known as 41-43 North Main Street, North Grafton, Massachusetts (the "Property"). The Property consists of an approximately 3,530 square foot existing building in the Neighborhood Business zoning district (the "Building"). The Applicant proposes to use the Property as a general optometry office. The Applicant intends to use and maintain the outdoor areas of the Property in its existing, as-is condition with a renovation to the interior of the Building.

In order to use the Property for professional retail optometry office use, the Applicant is seeking a Special Permit from the Grafton Planning Board (the "Board") in accordance with Section 3.2.3.1 – Use Regulation Table of the Town of Grafton Zoning Bylaw (the "Bylaw") to allow for use as a medical office. In further support of its Application for Special Permit, the Applicant submits this memorandum.

II. Project Description:

The Applicant proposes to use the Property in its as-is, existing condition for the operation of Forgues EyeCare, the general optometry business of an affiliate of the Owner. The Building consists of approximately 3,530 total square feet. Most visitors to the Property shall be retail customers; such retail area consisting of approximately 1,600 square feet of the Building which will be used for displaying and selling eyewear, and fitting and servicing glasses. There will be a limited patient care area consisting of approximately 963.72 square feet of exam room space for eye wellness screenings, and a waiting area for customers consisting of approximately 650 square feet. The remainder of the Building will be utilized for staff purposes and storage, staff break room and administrative offices. The Property contains thirty (30) parking spaces. The Applicant does not propose any reconstruction or structural change to the existing Building. The Applicant proposes a reuse of the existing Building footprint for general optometry office use.

III. Special Permit Findings of Fact:

In order for the Board to grant a Special Permit, the Board must find that the proposed use is in harmony with the general purpose and intent of the Bylaw with respect to each of the following considerations pursuant to Section 1.5.5 of the Bylaw. The Applicant believes it satisfies the approval criteria provided in the Bylaw for the reasons stated below:

a. Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control and access in case of fire or catastrophe.

The Property currently has adequate ingress and egress access for cars and pedestrian safety and convenience. The Applicant's proposed use of the Property will have minimal impact of the traffic flow and access in case of fire or catastrophe.

b. Off-street parking and loading areas where required, with particular attention to the items in paragraph (a) above, and the economic, noise, glare, or odor effects of the special permit on adjoining properties and properties generally in the district.

The Property contains thirty (30) existing parking spaces compliant with the Bylaw requirements. Such parking spaces have no adverse impact with respect to ingress and egress to the Property, automotive and pedestrian safety and convenience, and traffic flow and control. The Applicant's proposed use shall have minimal adverse impact on noise, glare or odor effects on adjoining properties and the surrounding district. The proposed use of the Property as a general optometry office will have a positive impact, offering employment opportunities, and a local retail facility for eye care products.

c. Refuse collection or disposal and services areas, with particular reference to items in paragraphs (a) and (b) above.

The existing refuse collection or disposal and services areas on the Property are adequate and have no adverse impact on ingress and egress access to the Property or the parking areas.

d. Screening and buffering with reference to type, dimensions and character.

The Property contains adequate screening and buffering that will remain in place.

e. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district.

The Property contains adequate exterior lighting. An existing sign will be re-used by the Applicant and shall comply with the Bylaw and be harmonious with the surrounding district.

f. Required yards and other open space.

The Property's existing yards comply with the Bylaw and no addition to the existing Building is proposed.

g. General compatibility with adjacent properties and other property in the district.

The Property is in the Neighborhood Business (NB) zoning district. The Applicant's proposed use as a general optometry office is harmonious with the small-scale business development goals of the NB district, while at the same time retaining the character and quality of life in the small New England village.

h. There will not be any significant adverse impact on any public or private water supply.

The proposed use of the Property will have no significant adverse impact on any public or private water supply.

i. If the subject site is located within the Water Supply Protection Overlay District, there will not be any significant or cumulative impact upon municipal water supplies, and the Board shall give appropriate consideration to contamination by nitrate-nitrogen loading in making this determination.

Only a small portion of the Property is located within the Water Supply Protection Overlay District. There shall not be any significant or cumulative impact upon municipal water supplies with respect to the Applicant's proposed use.

j. Protect important historic, cultural and scenic landscapes.

The Applicant proposes to use the Property in its as-is, existing condition with only interior changes to accommodate the new use. There will be no changes to the historic, cultural and scenic landscapes.

In addition to the above criteria, the Applicant's proposed use shall not create a nuisance, hazard or congestion with respect to the Property. The proposed use of the Property shall in no way be substantially harmful to the neighborhood or derogate from the general purpose and intent of the Bylaw. The Applicant's proposed use as a general optometry office is compatible with the objections of the NB district, which supports a small-scale business development such as the Applicant's proposed use. The proposed use shall be in the public interest. The Applicant hereby submits that the Property shall 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 Bylaw.

IV. Waivers Requested

The Applicant requests the following waivers in connection with the Application for Special Permit:

1. Stormwater Management Hydrological Study (Section 1.3.3.3.e.)

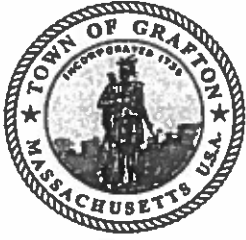
The Applicant requests a waiver from the stormwater management study accompanying said site plan as the site is not being altered.

2. Written statements from 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 Bylaw.

The Applicant requests a waiver from providing a written statement from the engineer and/or architect with respect to the compliance of the site plan with the Bylaw as the change of use is not requesting changes to the site beyond interior changes to the Building.

V. Conclusion:

The Applicant respectfully submits the Special Permit Application, this Memorandum in Support of Special Permit, the Waiver Requests and Waiver Request Explanations. The Applicant requests the Planning Board grant the Special Permit and Waiver Requests.



TOWN OF GRAFTON
GRAFTON MEMORIAL MUNICIPAL CENTER
30 PROVIDENCE ROAD
GRAFTON, MASSACHUSETTS 01519
(508) 839-5335 ext 1120 • FAX (508) 839-4602
www.grafton-ma.gov

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.

See attached narrative.

(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;

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;

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);

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);

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.

See attached narrative.

Earthwork Calculations (Section 1.3.3.3f.)

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.

Not applicable.

Written statements from the following:

(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.
See attached narrative.

(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.](#)

Traffic Study (Section 8.2)

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.

Not applicable.