



**Town of Grafton
Zoning Board of Appeals
30 Providence Road
Grafton, MA. 01519**

**508-839-5335 x 1154 - Fax: 508-839-4602
E-mail: koshivosk@graffton-ma.gov
Website: www.graffton-ma.gov**

Zoning Board of Appeals

New Case Notice

Case Number #
2022 / 888

The Grafton Board of Appeals has received a petition from CHRISTOPHER & MEGHAN LAVERDIERE
for 154 OLD UPTON ROAD requesting that the Zoning Board of Appeals grant a

Special Permit

to allow: AN ADDITION TO BE ADDED ON TO THE EXISTING STRUCTURE, WITHIN THE 30' FRONT SET BACK. THE EXISTING HOME WAS BUILT IN THE LATE 1700'S AND IS APPROXIMATELY 14' 9" AT IT'S CLOSEST TO THE ROAD. THE PROPOSED ADDITION, WOULD BE ADDED ON THE SOUTHEAST SIDE OF THE HOUSE AND BE APPROXIMATELY 16' 4" FROM OLD UPTON ROAD. BOOK: 43516 PAGE: 335

Map: 102 Lot: 13 Block: 000

The Board will conduct a Public Hearing on Thursday, September 22, 2022 at 7:00 PM in Conference Room A, at the Municipal Center, 30 Providence Road, Grafton, MA 01519 to consider this request.

ZONING BOARD OF APPEALS

Brian Waller, Chairman

Marianne Desrosiers, Vice Chairman

Kay Reed, Clerk

William Yeomans, Member

William McCusker Member

Peter Adams, Alternate

Mitali Biswas, Alternate

RECEIVED TOWN CLERK
GRAFTON, MA

2022 AUG -9 PM 3:16

**PETITION TO THE ZONING BOARD OF APPEALS
TOWN OF GRAFTON, MASSACHUSETTS**

DATE: 08/03/2022

I/We hereby petition your Board to conduct a public hearing and consider the granting of relief from under hardship resulting from literal enforcement of the protective Zoning Bylaw, by exercising your power to:

(Mark one)

- Review refusal of Selectman or others to grant a permit
- Grant a **VARIANCE** from the terms of the Zoning Bylaw, SECTION _____.
- Grant a **SPECIAL PERMIT** for a specific use which is subject to the approval of your Board.

FOR LAND/BUILDINGS AT 154 Old Upton Road, Grafton, MA 01519

TO ALLOW:

An addition to be added-on to the existing structure, within 30' of Old Upton Road.

The existing home was built in the late 1700's and is approximately 14'-9" at it's closest to the road. The proposed addition, would add-on to the southeast side of the house, and be approximately 16'-4" from Old Upton Road.

Please complete this entire section:

Location of property: Tax Plan # 102 Plot # 13
Zoning District in which the property is located: A
Title of Property in name of: Christopher & Meghan Laverdiere
Whose address is: 154 Old Upton Road, Grafton, MA 01519
Deed recorded in Book # 43516, Page # 335
Plan Book # _____ Plan # _____
Signature of Petitioner: *Meghan Laverdiere*
Print Name Meghan Laverdiere
Address of Petitioner: 154 Old Upton Road, Grafton, MA 01519
Phone Number of Petitioner: 508-826-9865

megloufor@gmail.com

BUILDING PERMIT PLAN



hs&t group, inc.

PROFESSIONAL CIVIL ENGINEERS & LAND SURVEYORS
 75 HAMMOND STREET - 2ND FLOOR
 WORCESTER, MASSACHUSETTS 01610-1723
 PHONE: 508-757-4944 EMAIL: INFO@HSTGROUP.NET
 FAX: 508-752-8895 WWW.HSTGROUP.NET

PROJECT: 154 OLD UPTON RD

GRAFTON MA

OWNER: CHRISTOPHER & MEGHAN LAVERDIERE

DATE: 03-21-22

DEED: 66492-371

ZONE: A

PLAN: 518-68

SCALE: 1"=50'

MBL: 102-13

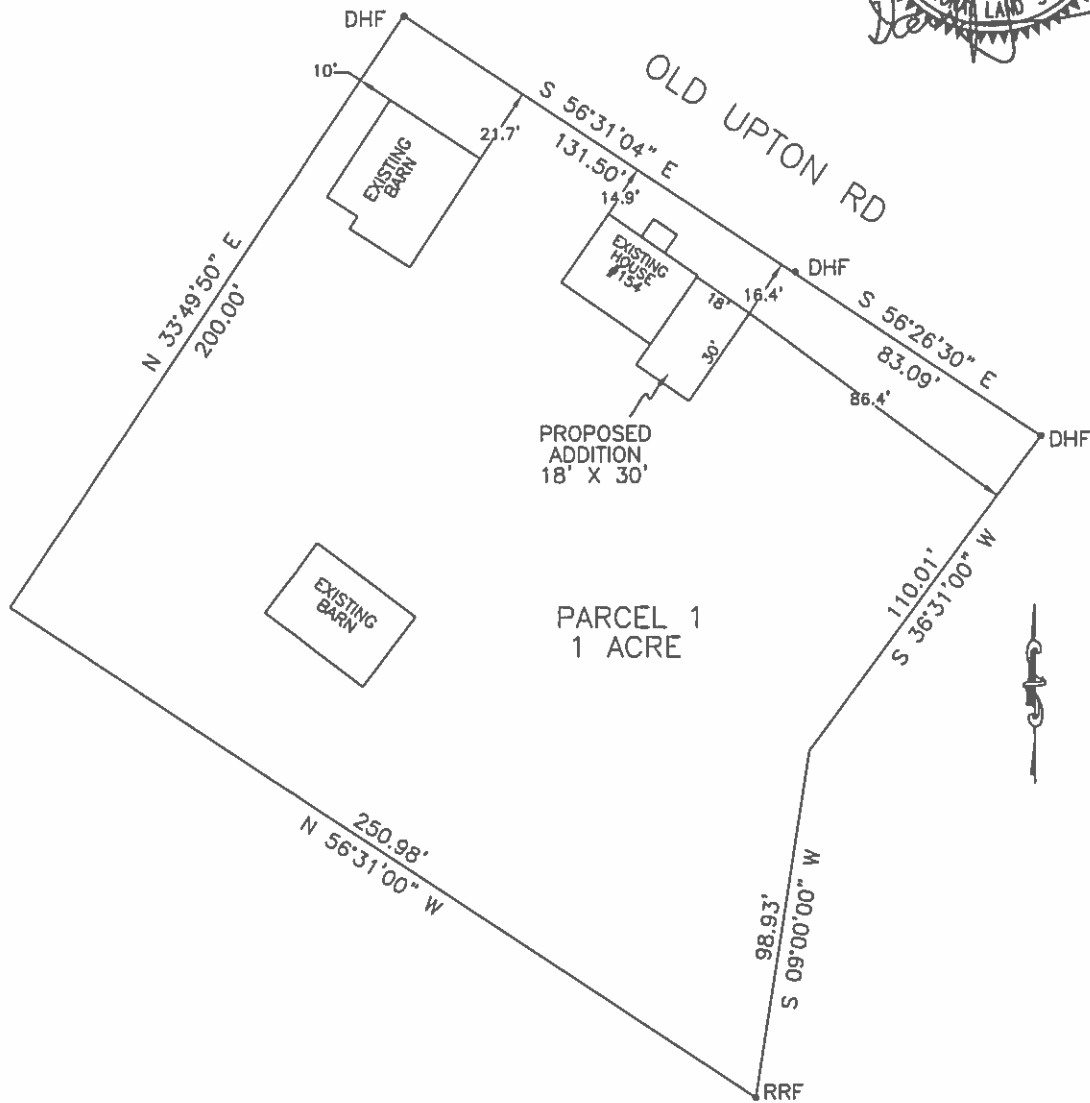
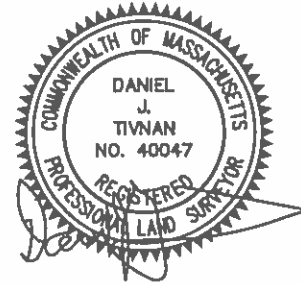
COMP'D: DJT

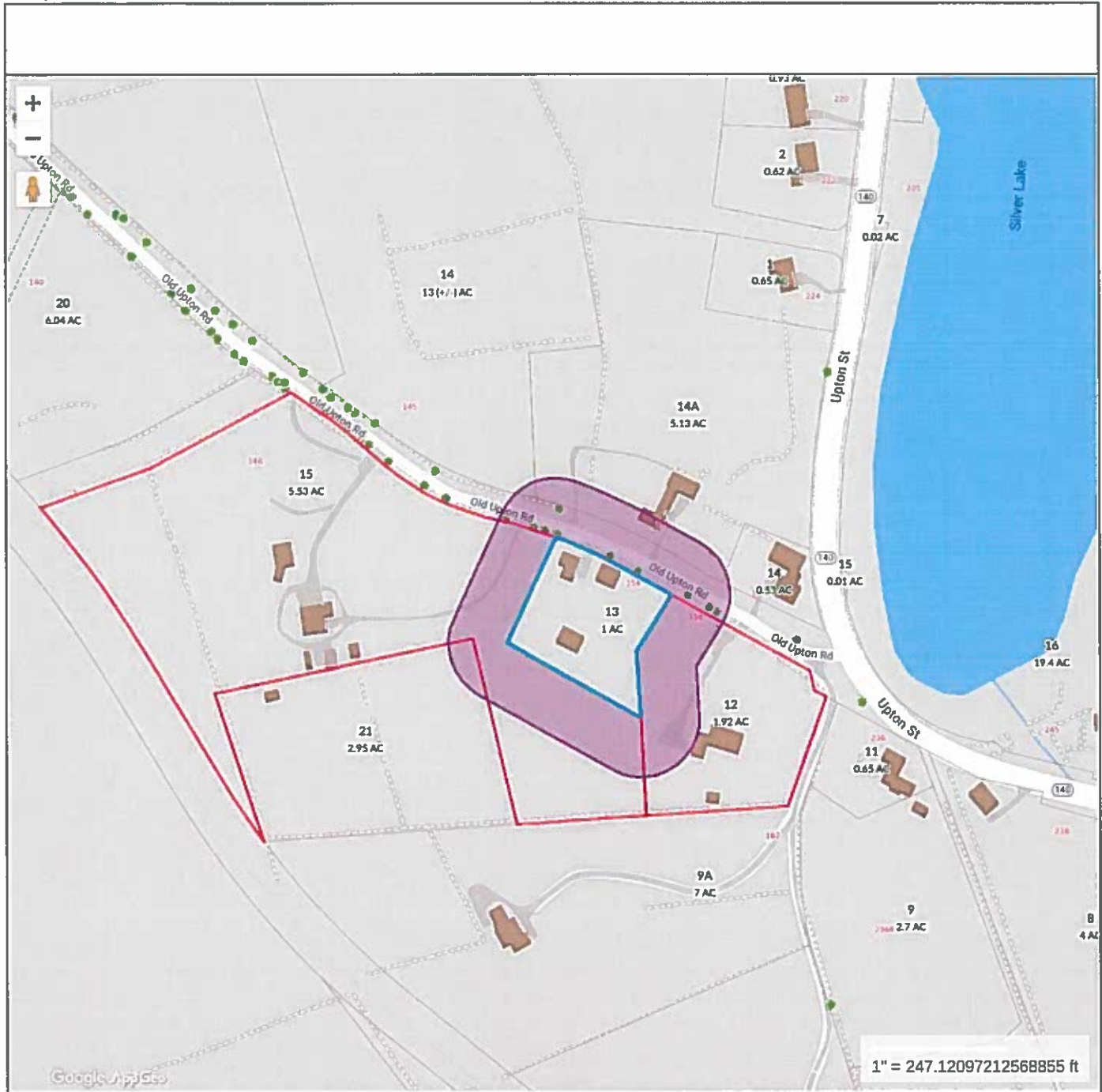
FLD. BK: 664-98

CAD: DJT

FILE: OLDUPTON154PL

I CERTIFY THAT THIS PLAN FULLY AND ACCURATELY DEPICTS
 THE LOCATION OF THE BUILDING AND DIMENSIONS AS SHOWN.





Property Information

Property ID 102 0-0000-0013 0
 Location 154 OLD UPTON ROAD
 Owner FORESTEIRE MEGHAN L



**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.

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.

154 OLD UPTON ROAD

Location 154 OLD UPTON ROAD

Mblu 102.0/ 0000/ 0013.0/ /

Acct# 110102000000130

Owner FORESTEIRE MEGHAN L

PBN

Assessment \$312,700

Appraisal \$312,700

PID 5605

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2022	\$194,700	\$118,000	\$312,700

Assessment			
Valuation Year	Improvements	Land	Total
2022	\$194,700	\$118,000	\$312,700

Owner of Record

Owner FORESTEIRE MEGHAN L
Co-Owner
Address 154 OLD UPTON ROAD
 GRAFTON, MA 01519

Sale Price \$295,000
Certificate
Book & Page 43516/335
Sale Date 11/17/2008
Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
FORESTEIRE MEGHAN L	\$295,000		43516/335	00	11/17/2008

Building Information

Building 1 : Section 1

Year Built: 1800
Living Area: 1,380
Replacement Cost: \$233,781
Building Percent Good: 64

Replacement Cost
Less Depreciation:

\$149,600

Building Attributes

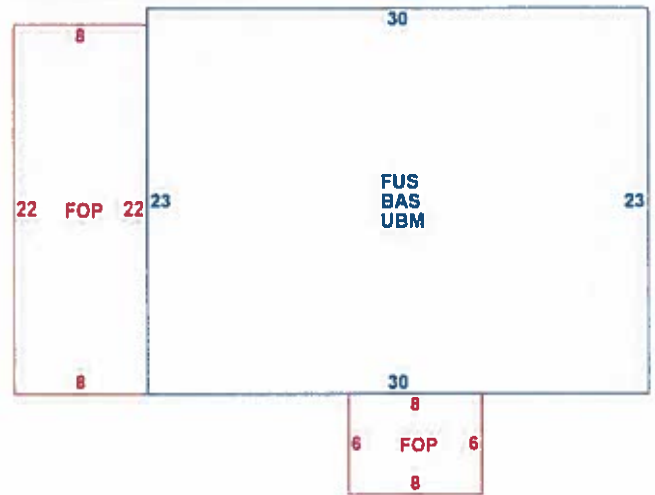
Field	Description
Style	Conventional
Model	Residential
Grade	Average
Stories	2.00
Occupancy	1
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Type	Gable/Hlp
Roof Cover	Asph/F GlS/Cmp
Interior Wall 1	Plastered
Interior Wall 2	
Interior Floor 1	Hardwood
Interior Floor 2	Carpet
Heat Fuel	Oil
Heat Type	Hot Water
AC Type	None
Bedroom(s)	3
Full Bath(s)	1
Half Bath(s)	1
Extra Fixture(s)	0
Total Rooms	6
Bathroom Quality	Typical
Kitchen Quality	Typical
Extra Kitchen(s)	0
Interior Condition	Average
Exterior Condition	Average
Foundation	Stone
Bsmnt Garage Cap	0
Gas Fireplaces	0
Stacks	1
Fireplaces	1
Basement Area	690.00
Fin Bsmnt Area	0
Fin Bsmnt Grade	
Basement Type	Full
Fndtn Cndtn	
Basement	

Building Photo



(https://images.vgsi.com/photos/GraftonMAPhotos/A0017\IMG_3775_1795)

Building Layout



(ParcelSketch.ashx?pid=5605&bid=5605)

Building Sub-Areas (sq ft)			<u>Legend</u>
Code	Description	Gross Area	Living Area
BAS	First Floor	690	690
FUS	Fin Upper Sty	690	690
FOP	Open Porch	224	0
UBM	Unfin Bsmnt	690	0
		2,294	1,380

Extra Features

Extra Features	<u>Legend</u>
No Data for Extra Features	

Land

Land Use		Land Line Valuation	
Use Code	1010	Size (Acres)	1
Description	Single Family	Frontage	
Zone	R8	Depth	
Neighborhood	8.2	Assessed Value	\$118,000
Alt Land Appr Category	No	Appraised Value	\$118,000

Outbuildings

Outbuildings						<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
BRN3	1 STORY W/LOFT			816.00 S.F.	\$19,200	1
BRN3	1 STORY W/LOFT			400.00 S.F.	\$9,400	1
BRN1	BARN - 1 STORY			580.00 S.F.	\$12,200	1
SHD1	SHED FRAME			320.00 S.F.	\$4,300	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2021	\$191,100	\$107,300	\$298,400
2020	\$187,800	\$107,300	\$295,100
2019	\$174,800	\$123,600	\$298,400

Assessment			
Valuation Year	Improvements	Land	Total
2021	\$191,100	\$107,300	\$298,400
2020	\$187,800	\$107,300	\$295,100
2019	\$174,800	\$123,600	\$298,400



TOWN OF GRAFTON
 GRAFTON MEMORIAL MUNICIPAL CENTER
 30 PROVIDENCE ROAD
 GRAFTON, MASSACHUSETTS 01519
 (508) 839-5335 ext 1170 • FAX: (508) 839-4602
 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?			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: _____

Meghan Laverdiere
 Petitioner Name

154 Old Upton Road
 Petitioner Address

Grafton, MA 01519
 City, State, Zip

508-826-9865
 Phone

Meghan Laverdiere
 Property Owner / Applicant

154 Old Upton Road
 Property Address

Grafton, MA
 City, State, Zip

Date:	Current	Delinquent	NA
Real Estate	✓		
Personal Property			✓
Motor Vehicle Excise	✓		
Disposal			✓
General Billing			✓

(John Schwartzman) 8/10/2022
 Treasurer / Collector Signature Date

RECEIVED

AUG 15 2022

GRAFTON ASSESSORS



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30 PROVIDENCE ROAD
GRAFTON, MASSACHUSETTS 01519
508-839-5335 ext 1165 * FAX 508-839-4602
www.grafton-ma.gov

BOARD OF ASSESSORS

Request for Abutters List

Date of Request: 08/03/2022

Date List Needed: 8/25 to Katrina

Requested by: Meghan Laverdiere

Phone: 508-826-9865

Name of Property Owner: Christopher & Meghan Laverdiere

Street Address of Property: 154 Old Upton Road, Grafton, MA 01519

Map: 102 Block: 000 Lot: 13

REASON FOR LIST:

Hearing before Zoning Board of Appeals Yes X No

Hearing before Planning Board Yes No

Hearing before Conservation Commission Yes No

Other:

REASON FOR HEARING - (please check one)

Variance Scenic Road Title 5 Special Permit X Subdivision

Other:

RADIUS FOR ABUTTERS - (please check one)

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

LABELS

Two (2) Sets of Labels are provided with abutters lists unless otherwise specified.

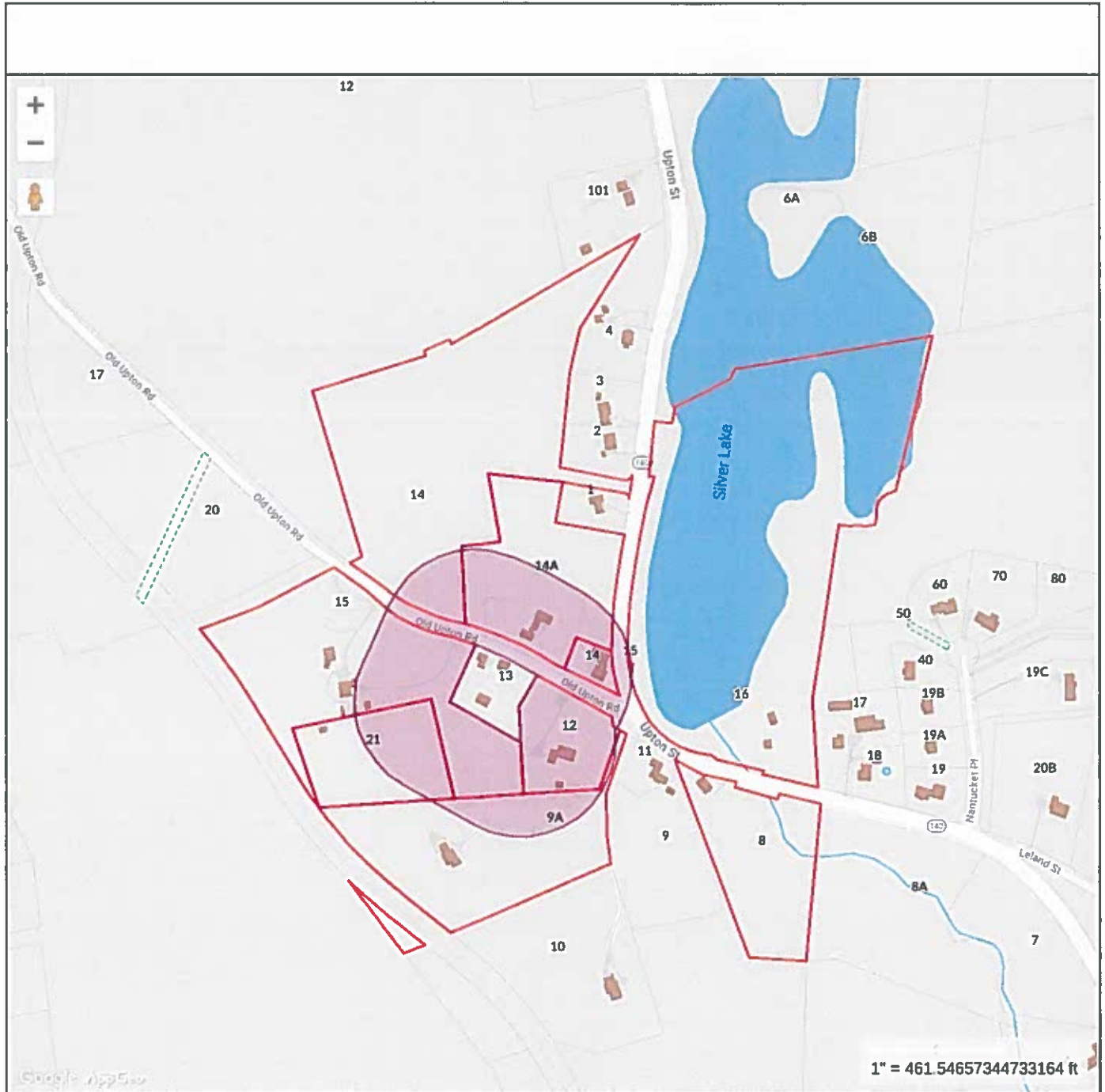
Other: set(s) needed.

Office Use Only

Date List Prepared: Address Labels Prepared:

Fee Charged: \$ Amt. Paid: \$ Date:

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



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

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M Lavoie
 MEGAN LAVOIE, ASSESSOR ASSISTANT

PARCEL ID	LOCATION	OWNER 1	OWNER 2	ADDRESS 1	ADDRESS 2	CITY	ST	ZIP	BK	PG
102.0-0000-0012.0	158 OLD UPTON ROAD	WIERENGA, ERIC J	WIERENGA, ALICIA F	158 OLD UPTON ROAD		GRAFTON	MA	01519	59501	290
101.0-0000-0021.0	152 REAR UPTON STREET	PADULA CHARLES G & GLORIA J TRUSTEES	PADULA REALTY TRUST	148 OLD UPTON ROAD		GRAFTON	MA	01519	59502	54
093.0-0000-0015.0	148 OLD UPTON ROAD	BOSTON BUDDHIST VIHARA	PADULA REALTY TRUST	148 OLD UPTON ROAD		GRAFTON	MA	01519	59502	62
102.0-0000-0009.A	162 OLD UPTON ROAD	ROBINSON WILLIAM LEE	ROBINSON KAREN L	162 OLD UPTON ROAD		GRAFTON	MA	01519	47690	198
094.0-0000-0014.A	155 OLD UPTON ROAD	ROBINSON ROGER LEE TRUSTEE	ROBINSON NOMINEE TRUST	155 OLD UPTON ROAD		GRAFTON	MA	01519	49387	210
102.0-0000-0015.0	158 UPTON STREET	ROBINSON ROGER LEE TRUSTEE	ROBINSON NOMINEE TRUST	115 OLD UPTON ROAD		GRAFTON	MA	01519	38402	263
093.0-0000-0014.0	145 OLD UPTON ROAD	ROBINSON ROGER LEE TRUSTEE	ROBINSON NOMINEE TRUST	115 OLD UPTON ROAD		GRAFTON	MA	01519	38402	283
102.0-0000-0014.0	157 OLD UPTON ROAD	DICKERSON ELIZABETH	MAZZAGLIA FRANCIS	157 OLD UPTON ROAD		GRAFTON	MA	01519	25293	414
102.0-0000-0016.0	245 UPTON STREET	GRAFTON TOWN OF	SILVER LAKE	30 PROVIDENCE ROAD		GRAFTON	MA	01519	41	8002
102.0-0000-0013.0	154 OLD UPTON ROAD	LAVERDIERE MEGHAN L	LAVERDIERE CHRISTOPHER	154 OLD UPTON ROAD		GRAFTON	MA	01519	43516	335