



Office of the Zoning Board of Appeals
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Grafton, Massachusetts 01519

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THE COMMONWEALTH OF MASSACHUSETTS

Town of Grafton
BOARD OF APPEALS
Thursday, October 19, 2017

Case Number:
2017 / 838
Special Permit

PAUL & FRANCES ROY

of 76 CARROLL ROAD requesting that the Zoning Board of Appeals grants Special Permit
for

THE ADDITION OF OF A 24' X 24' GARAGE ON A PRE-EXISTING, NON-CONFORMING
STRUCTURE.

At their duly held meeting Thursday, November 30, 2017 the Zoning Board of Appeals took the following action

The following motion was made by Member - Mr. Hanna and seconded by Member - Mr. Chapin

That the Zoning Board of Appeals grant a Special Permit to PAUL & FRANCES ROY

at 76 CARROLL ROAD GRAFTON MA

TO ALLOW THE CONSTRUCTION OF A 24' X 24' GARAGE AND BREEZEWAY ON A PRE-EXISTING, NON-CONFORMING STRUCTURE, PER EXHIBIT A, ATTACHED.

FINDINGS:

- F1. THE STRUCTURE WAS BUILT IN 1964.
 - F2. THE PARCEL IS LOCATED IN THE R40 ZONING DISTRICT.
 - F3. THE R40 ZONING DISTRICT REQUIRES 140 FEET OF FRONTAGE.
 - F4. THE LOT HAS 125.47 FEET OF FRONTAGE.
- BASED ON FINDINGS F1-F4, THE CURRENT STRUCTURE IS A PRE-EXISTING, NON-CONFORMING STRUCTURE.
- F5. THE CURRENT USE IS A RESIDENTIAL HOME.
 - F6. THE CURRENT HOME IS A 3 BEDROOM, 1 BATH HOME, AND THE PROPOSED HOME IS A 3 BEDROOM, 1 BATH HOME.
 - F7. THE NEIGHBORHOOD CONSISTS PRIMARILY RESIDENTIAL HOMES.
 - F8. THERE WILL BE NO CHANGE IN USE.

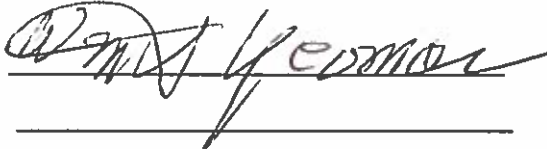


BASED ON FINDINGS F5-F8, THE PROPOSED ADDITION IS NOT MORE DETRIMENTAL TO THE NEIGHBORHOOD.

On a roll-call vote:

Chairman: Yes	Member 2: Yes
Vice Chairman: Not eligible as a voting member	Member 3: Yes
Clerk: Absent at Hearing	Alternate 1: Yes
Member 1: Yes	

Motion Granted

This decision is final except that any person who may be aggrieved by this decision has the right to appeal to the Superior Court in accordance with the provisions G.L. c. 40A.

William Yeomans, Chairman	
William McCusker, Vice Chairman	_____
Kay Reed, Clerk	_____
Elias Hanna, Member 1	
Karl Chapin, Member 2	
Megan Perrotta, Alternate Member 1	_____
Marianne Desrosiers, Alternate Member 2	_____

Erin A. & Paul R. Roy

11/20/17



Land Planning, Inc.
Civil Engineers • Land Surveyors
Environmental Consultants

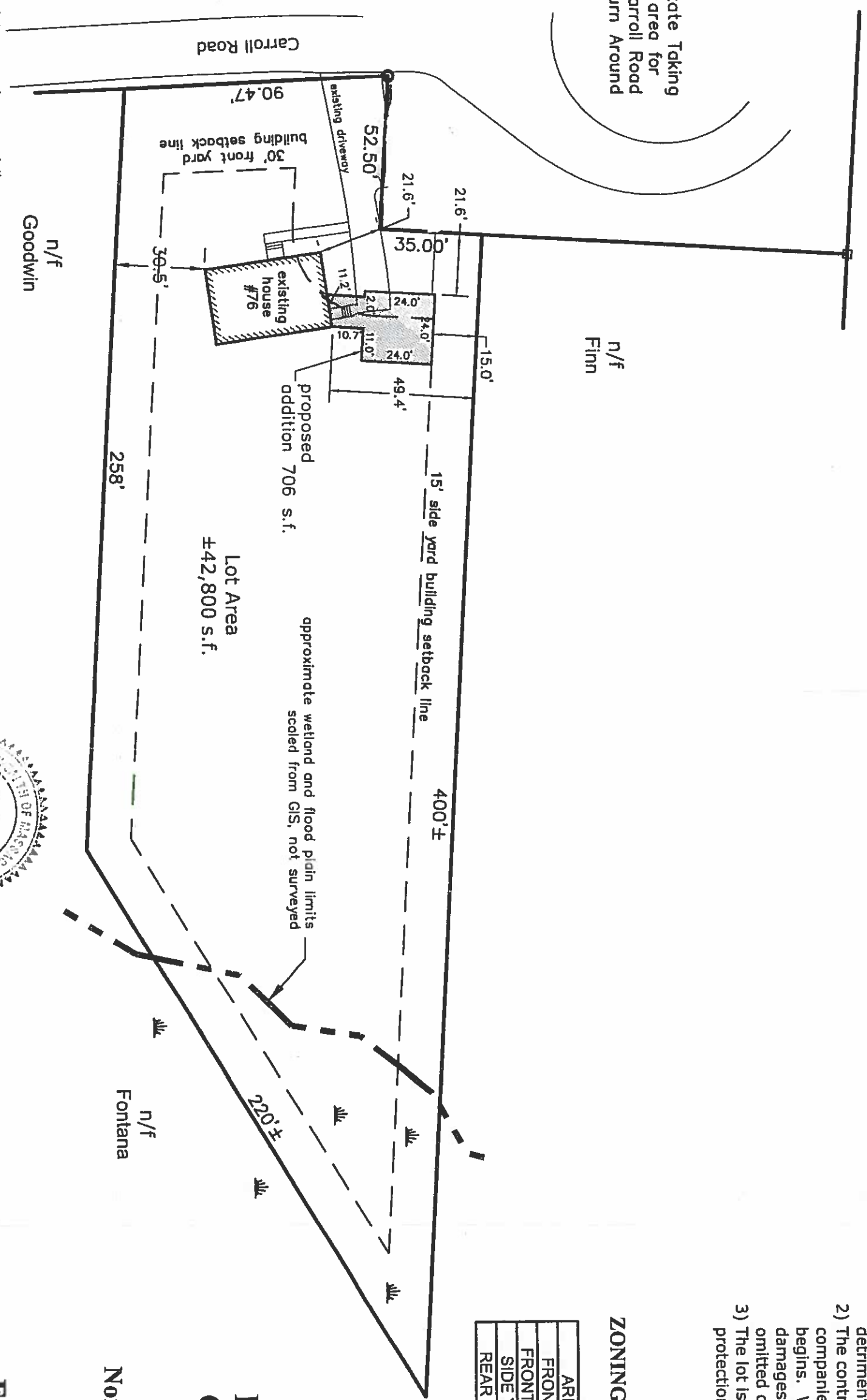
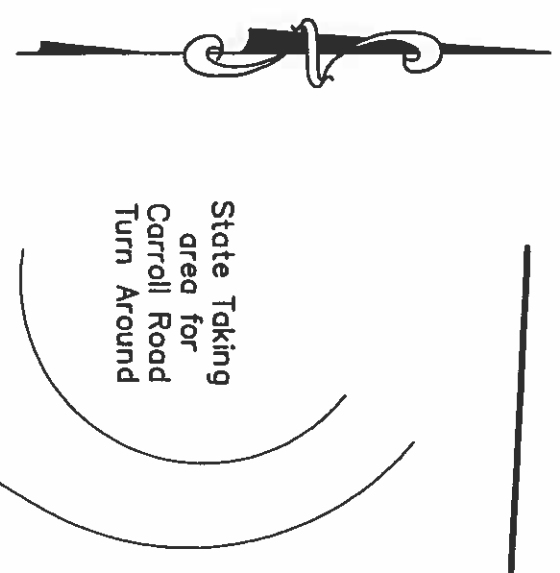
North Grafton
214 Worcester St.
N. Grafton, MA 01536
508-839-9526

Bellingham
167 Hartford Ave.
Bellingham, MA 02019
508-966-4130

Hanson
1115 Main Street
Hanson, MA 02341
781-294-4144

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- Notes:
- 1) CMR 5403.1.7.2. Footings on or adjacent to slope surfaces shall be founded in material with an embedment and setback from the slope surface sufficient to provide vertical and lateral support for the footing without detrimental settlement.
 - 2) The contractor must contact all utility companies and "Dig Safe" before excavation begins. We assume no responsibility for damages incurred as a result of utilities omitted or inaccurately shown.
 - 3) The lot is not within the water supply protection overlay.



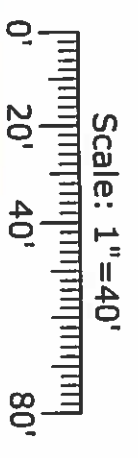
ZONING DISTRICT: R40, single family
REQUIRED

AREA	40,000 S.F.
FRONTAGE	30 FT.
FRONT YARD	15 FT.
SIDE YARD	15 FT.
REAR YARD	15 FT.

n/f
Keyes
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**Proposed Addition
Certified Plot Plan**
located at
76 Carroll Road
North Grafton, Massachusetts
Assessors map 38 parcel 118
owned by
Paul R. Roy &

Frances A. Renaud-Roy
Sep. 7, 2017



note: A special Permit to expand a pre-existing non-conforming structure may be required. The existing house is 21.6' from the state layout turn around area, and the proposed addition is also 21.6' from the state layout turn around area. It is highly suggested that Land Planning, Inc. stake out and pin the footings during construction to ensure the structure is built at the precise location shown.



I certify that the structures are located on the lot as shown on this plan. I further certify that the structures are not located within a Federal Flood Zone per FIRM Map #25027C0831F dated July 16, 2014.