



**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: <http://graffton-ma.gov>**

Zoning Board of Appeals

Legal Notice

The Grafton Board of Appeals has received a petition from **PAUL & FRANCES ROY**
for **76 CARROLL ROAD** requesting that the Zoning Board of Appeals grant a

Special Permit

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

Map: 38 Lot: 18.0 Block: 000

The Board will conduct a Public Hearing on **Thursday, October 19, 2017** at **7:00 PM** in Conference Room A, at the Municipal Center, 30 Providence Road, Grafton, MA 01519 to consider this request and/or to take whatever action is necessary, including the granting of a finding, special permit, variance, or other necessary relief necessary under the Zoning By-Law.

Any person wishing to be heard in conjunction with this request should appear at the time and place designated or by letter to this Board in time to be read at the hearing.

*Please note: Individuals requiring special accommodations should contact the Zoning Board of Appeals at (508) 839-5335, ext. 1154 at least seven (7) days prior to the hearing date in order to facilitate your request.

ZONING BOARD OF APPEALS

William Yeomans, Chairman

William McCusker, Vice Chairman

Kay Reed, Clerk

Elias Hanna, Member #1

Karl Chapin, Member #2

Megan Perrotta, Alternate #1

Marianne Desrosiers, Alternate #2

Case Number # 838 / 2017 THE GRAFTON NEWS

Thursday, October 05, 2017 and Thursday, October 12, 2017

RECEIVED TOWN CLERK
GRAFTON, MA
2017 SEP 29 AM 7:53

RECEIVED
SEP 08 2017
Zoning Board of Appeals

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

DATE: 9/8/17

I/We hereby petition your Board to conduct a public hearing and consider the granting of relief from under hardship resulting from literal enforcement 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.

2017 SEP 8 AM 10 18

RECEIVED TOWN CLERK
GRAFTON, MA

W

FOR LAND/BUILDINGS AT 76 Carroll Rd. N.

TO ALLOW: The addition of a Grafton, MA
24' x 24' garage on a pre-existing,
non-conforming structure.

Please complete this entire section:

Location of property: Tax Plan # 38 Plot # 18
 Zoning District in which the property is located: R4
 Title of Property in name of: Paul & Frances Ray
 Whose address is: 76 Carroll Rd.
 Deed recorded in Book # 56490, Page # 122
 Plan Book # _____, Plan # _____
 Signature of Petitioner: Paul S. Ray
 Print Name Paul Ray
 Address of Petitioner: 76 Carroll Rd. -
 Phone Number of Petitioner: 508-847-7333

haleieghsgrandma@
yahoo.com.



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: _____

PAUL L. ROY & FRANCES ROY
 Petitioner Name

76 CARROLL RD
 Petitioner Address

N. GRAFTON, MA 01536
 City, State, Zip

Paul & Frances Roy
 Property Owner / Applicant

76 Carroll Rd
 Property Address

N. Grafton, MA 01536
 City, State, Zip

Phone _____

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

[Signature]
 Treasurer/Collector Signature

- 09/08/2017
 Date

Residential Property Record Card

Parcel ID: 110/038.0-0000-0018.0 MAP: 038.0 BLOCK: 0000 LOT: 0018.0 Parcel Address: 76 CARROLL ROAD FY: 2017

PARCEL INFORMATION		Use-Code: 101	Sale Price: 269,900	Book: 34500	Road Type: D	Inspect Date: 10/22/2014
Owner: ABRUZZI JAMES S	Tax Class: T	Sale Date: 08/31/2004	Page: 59	Rd Condition: P	Meas Date: 10/22/2014	
Address: 76 CARROLL ROAD N GRAFTON MA 01536	Tot Fin Area: 1040	Sale Type: P	Cert/Doc:	Traffic: L	Entrance: C	
	Tot Land Area: 1.000	Sale Valid: Y	Water: PS	Collect Id: LG	Inspect Reas: C	
	Sewer:	Grantor: ANDERSON ROGER	Sewer: SW	Open Sp-B/L%: 0/0		
	Exempt-B/L%	Resid-B/L%: 100/100	Comm-B/L%: 0/0	Indust-B/L%: 0/0		

RESIDENCE INFORMATION					LAND INFORMATION								
Style: RN	Tot Rooms: 5	Main Fn Area: 1040	Attic: N	NBHD CODE: 4	NBHD CLASS: 3	ZONE: R4							
Story Height: 1.00	Bedrooms: 3	Up Fn Area:	Bsmt Area: 1040	Seg	Type	Code	Method	Sq-Ft	Acres	Influ-Y/N	Value	Class	
Roof: G	Full Baths: 1	Add Fn Area:	Fn Bsmt Area:	1	P	101	S	40000		N	131,936		
Ext Wall: AV	Half Baths:	Unfin Area:	Bsmt Grade:	2	R	101	S	3560		N	640		
Masonry Trim:	Ext Bath Fix: 1	Tot Fin Area: 1040	Foundation: CN	DETACHED STRUCTURE INFORMATION									
Bath Qual: T	RCNLD: 102872	Kitch Qual: T	Eff Yr Built: 1976	Str	Unit	Mer-1	Mer-2	E-YR-Blt	Grade	Cond	%Good P/F/E/R	Cost	Class
Mkt Adj:	Heat Type: HW	Ext Kitch:	Year Built: 1964	SE	S	192		1980	A	A	70/1/70	2,400	
Sound Value:	Fuel Type: O	Grade: A	Cost Bldg: 102,900	VALUATION INFORMATION									
Fireplace:	Bsmt Gar Cap:	Condition: A	Att Str Val1:	Current Total:	237,900	Bldg:	105,300	Land:	132,600	MktLnd:	132,600		
Central AC: N	Bsmt Gar SF:	Pct Complete:	Att Str Val2:	Prior Total:	221,000	Bldg:	102,500	Land:	118,500	MktLnd:	118,500		
Att Gar SF:	%Good P/F/E/R:	///68											

Sketch


40

FM / B
1040 Sq Ft


26

40

Photo



76 CARROLL ROAD



9/8/2017

76Carroll Road
Map 38, Lot 18


Tammy Kalinowski, Office Manager

PARCEL ID	LOCATION	OWNER 1	OWNER 2	ADDRESS	CITY	ST	ZIP	BK	PG
110/038.0-0000-0010.0	117 NORTH STREET	KEYES JAMES		5907 GLADESIDE COURT	DALLAS	TX	75248	12679	91
110/038.0-0000-0017.0	78 CARROLL ROAD	FINN PETER A		78 CARROLL ROAD	N GRAFTON	MA	01536	52925	197
110/038.0-0000-0018.0	76 CARROLL ROAD	ROY PAUL R	RENAUD-ROY FRANCES A	76 CARROLL ROAD	N GRAFTON	MA	01536	56490	122
110/038.0-0000-0019.0	74 CARROLL ROAD	GOODWIN JENNIFER J		74 CARROLL ROAD	N GRAFTON	MA	01536	48349	107
110/038.0-0000-0020.C	70 CARROLL ROAD	MURTARI FRED	MURTARI DONNA	70 CARROLL ROAD	N GRAFTON	MA	01536	11069	142
110/038.0-0000-0020.D	72 CARROLL ROAD	FONTANA NEAL E	FONTANA ANDREA LENRY	72 CARROLL ROAD	N GRAFTON	MA	01536	45846	264
110/038.0-0000-0022.0	75 CARROLL ROAD	STINES JOSEPH W		75 CARROLL ROAD	N GRAFTON	MA	01536	42457	349
110/038.0-0000-0022.A	71 CARROLL ROAD	BANKS MICHAEL R	BANKS NANCY M	71 CARROLL ROAD	N GRAFTON	MA	01536	8771	
110/038.0-0000-0022.B	73 CARROLL ROAD	VULTER JAMES F	VULTER CAROL A	73 CARROLL ROAD	N GRAFTON	MA	01536	10836	343
110/038.0-0000-0022.C	77 CARROLL ROAD	VULTER RYAN J	SIMONELLI JULIA	77 CARROLL ROAD	N GRAFTON	MA	01536	56500	75
110/038.0-0000-0030.0	2 COUNTRYSIDE ROAD	LADUE CHAD M		6 COUNTRYSIDE ROAD	N GRAFTON	MA	01536	56642	45
110/038.0-0000-0063.0	10 BICKNELL ROAD	O' BRIEN MELANIE	O'BRIEN JAMES	10 BICKNELL ROAD	N GRAFTON	MA	01536	35589	143



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

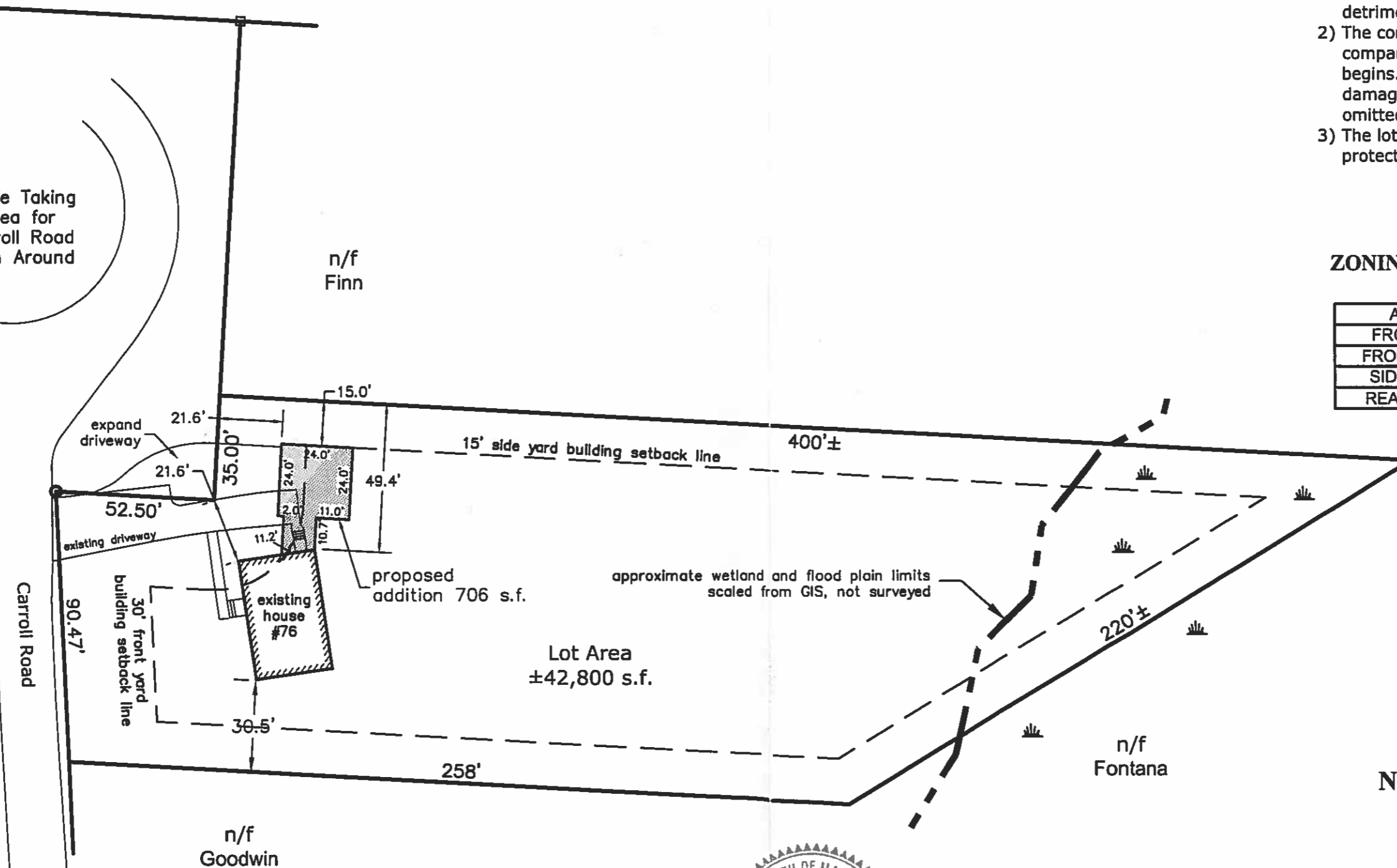
Hanson
1115 Main Street
Hanson, MA 02341
781-294-4144

- 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.

State Taking
area for
Carroll Road
Turn Around



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.

Norman G. Hill P.L.S. #41786

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.

**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

Scale: 1"=40'