

**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 #

2017 / 830

The Grafton Board of Appeals has received a petition from **ERICA & MICHAEL ZIEMZSZKO**

for **14 HUDSON AVENUE** requesting that the Zoning Board of Appeals grant a Variance
to allow: **A VARIANCE OF 30' ON THE MINIMUM FRONTAGE WHERE 140' IS REQUIRED AND ONLY 110' EXISTS AND 90' ON THE LOT WIDTH WHERE 140' IS REQUIRED AND ONLY 50' EXISTS TO BUILD ONE HOUSE ON THE 4 ACRE LOT.**

Map: 73 Lot: 2. Block: 000

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

ZONING BOARD OF APPEALS

William McCusker, Chairman

Robert Nault, Vice Chairman

Michael Robbins, Clerk

Elias Hanna, Member #1

Peter Adams, Member #2

William Yeomans, Alternate #1

Kay Reed, Alternate #2

RECEIVED TOWN CLERK
GRAFTON, MA

3/14
3/14 - 3/22

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

DATE: 1/29/17

RECEIVED
JAN 30 2017
Zoning Board of Appeals

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 3.2.3.2
- Grant a **SPECIAL PERMIT** for a specific use which is subject to the approval of your Board.

FOR LAND/BUILDINGS AT 14 Hudson Ave

TO ALLOW: a variance of 30' on the minimum frontage, where 140' is required, and it currently has 110' and 90' on the lot width, where 140' is required, and currently has only 50' to build one house on the 1/2 acre lot

RECEIVED TOWN CLERK
GRAFTON, MA

2017 JAN 30 AM 11:56

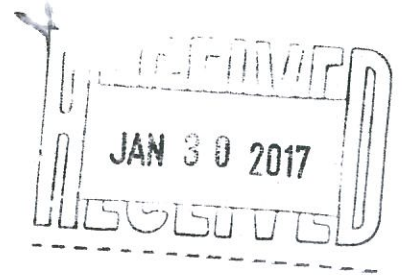
Please complete this **entire** section:

Location of property: _____ Tax Plan # _____ Plot # _____
 Zoning District in which the property is located: 14 Hudson Ave
 Title of Property in name of: Erica & Michael Siemaszko
 Whose address is: 13 High St.
 Deed recorded in Book # 8227, Page # 70
 Plan Book # _____, Plan # _____
 Signature of Petitioner: Erica Siemaszko
 Print Name ERICA SIEMASZKO
 Address of Petitioner: 13 High Street N. Grafton MA 01536
 Phone Number of Petitioner: 774-696-4762

Erica heads up @ hotmail.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: _____

ERICA SIEMASZKO
 Petitioner Name

13 HIGH ST
 Petitioner Address

N. Grafton MA 01536
 City, State, Zip

774 696 4762
 Phone

ERICA SIEMASZKO
 Property Owner / Applicant

14 HUDSON AVE
 Property Address

Grafton, MA
 City, State, Zip

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

[Signature]
 Treasurer / Collector Signature

1/30/17
 Date

Property Record Card

Parcel ID: 110/073.0-0000-0002.0 MAP: 073.0 BLOCK: 0000 LOT: 0002.0 Parcel Address: 14 HUDSON AVENUE FY: 2017

PARCEL INFORMATION

Owner: ST PIERRE CHARLES J

Address: 12 HUDSON AVENUE P O BOX 9 GRAFTON MA 01519-0494

Use-Code: 132 Sale Price: 0 Book: 8227 Road Type: T Inspect Date:

Tax Class: T Sale Date: 06/08/1984 Page: 70 Rd Condition: P Meas Date:

Tot Fin Area: 0 Sale Type: Y Cert/Doc: Traffic: L Entrance:

Tot Land Area: 4,130 Sale Valid: Grantor: Water: PS Collect Id:

Sewer: Exempt-B/L% 100/100 Resid-B/L% 0/0 Comm-B/L% 0/0 Sewer: SP Inspect Reas:

Indust-B/L% 0/0

LAND INFORMATION

Seg	Type	Code	Method	Sq-Ft	Acres	Influ-Y/N	Value	Class
1	R	132	S	40000		N	7,200	
2	R	132	S	139902		N	25,182	

VALUATION INFORMATION

Current Total:	32,400	Bldg:	0	Land:	32,400	MkLnd:	0
Prior Total:	50,400	Bldg:	0	Land:	50,400	MkLnd:	0

Sketch

No Sketch
Available

No Picture
Available

14 Hudson Av, Grafton 01519
Map 73, Lot 2

all

Alex Sendzik

PARCEL ID2	NO	PAR ADD ST 1	OWNER NAME 1	OWNER NAME 2	ADDR 1	ADDR 2	CITY	STATE	ZIP	BK	PG
110/064.0-0000-0029.0		47 BRIGHAM HILL ROAD	PACKER BEATRICE M	HILL PAMELA J	13 D FOREST LANE		N GRAFTON	MA	01536		4578
110/064.0-0000-0030.0		49 BRIGHAM HILL ROAD	HILL THOMAS J	MACDOUGALL JAMES S & MICHAEL	49 BRIGHAM HILL ROAD		GRAFTON	MA	01519		42758
110/064.0-0000-0031.0		8 HUDSON AVENUE	MACDOUGALL MARGARET M	MACDOUGALL JAMES S & MICHAEL	8 HUDSON AVENUE		GRAFTON	MA	01519		16584
110/064.0-0000-0032.0		4 HUDSON AVENUE	WARD DANIEL L	GERMAIN JENNIFER M & PICHERRI	4 HUDSON AVENUE		GRAFTON	MA	01519		53807
110/064.0-0000-0033.0		53 BRIGHAM HILL ROAD	SCOTT SHIRLEY - LIFE ESTATE	GERMAIN JENNIFER M & PICHERRI	53 BRIGHAM HILL ROAD		GRAFTON	MA	01519		19057
110/064.0-0000-0034.0		57 BRIGHAM HILL ROAD	MANNION DEREK	MANNION JENNIFER	57 BRIGHAM HILL ROAD		GRAFTON	MA	01519		36949
110/064.0-0000-0112.0		59 BRIGHAM HILL ROAD	KELLEY WILLIAM M	MANNION JENNIFER	59 BRIGHAM HILL ROAD		GRAFTON	MA	01519		38889
110/064.0-0000-0113.0		3 CROSBY ROAD	BRADSHAW CHARLES J JR	BRADSHAW SANDRA B	3 CROSBY ROAD		GRAFTON	MA	01519		10821
110/064.0-0000-0114.0		5 CROSBY ROAD	GRANVILLE KEVIN P	GRANVILLE ALYSSA A	5 CROSBY ROAD		GRAFTON	MA	01519		49268
110/064.0-0000-0115.0		7 CROSBY ROAD	FLYNN ROBERT G JR	THERESA M FLYNN	7 CROSBY ROAD		GRAFTON	MA	01519		227
110/064.0-0000-0116.0		9 CROSBY ROAD	MATERAS ALFRED III	SONNETT KATHRYNE M	9 CROSBY ROAD		GRAFTON	MA	01519		19488
110/064.0-0000-0117.0		11 CROSBY ROAD	SONNETT PAUL E	SONNETT KATHRYNE M	11 CROSBY ROAD		GRAFTON	MA	01519		19314
110/064.0-0000-0118.0		13 CROSBY ROAD	GAUDETTE PATRICIA A	SONNETT KATHRYNE M	13 CROSBY ROAD		GRAFTON	MA	01519		19727
110/072.0-0000-0004.0		21 CROSBY ROAD	GRAFTON TOWN OF	LANDFILL	30 PROVIDENCE ROAD		GRAFTON	MA	01519		3854
110/073.0-0000-0001.0		74 MILLBURY STREET	ROMAN CATHOLIC BISHOP OF WOR	ST PHILIPS CEMETERY	12 WEST STREET		GRAFTON	MA	01519		0
110/073.0-0000-0002.0		14 HUDSON AVENUE	SIEMASZKO MICHAEL C	SIEMASZKO ERICA R	13 HIGH STREET		N GRAFTON	MA	01536		56483
110/073.0-0000-0002.8		12 HUDSON AVENUE	SIEMASZKO MICHAEL C	SIEMASZKO ERICA R	13 HIGH STREET		N GRAFTON	MA	01536		56483
110/073.0-0000-0003.0		16 MILLBURY STREET	WARD RICHARD A	SIEMASZKO ERICA R	30 PROVIDENCE ROAD		GRAFTON	MA	01519		5101
110/073.0-0000-0101.0		56 MILLBURY STREET	GRAFTON TOWN OF	RIVERSIDE CEMETERY	16 HUDSON AVENUE		GRAFTON	MA	01519		0
110/073.0-0000-0102.0		22 HUDSON AVENUE	MUGFORD SCOTT H	MUGFORD TAMMI L	22 HUDSON AVENUE		GRAFTON	MA	01519		23555
110/073.0-0000-0103.0		18 HUDSON AVENUE	RODDMINICK JARROD S	MUGFORD TAMMI L	20 HUDSON AVENUE		GRAFTON	MA	01519		48966
			CARROLL JOHN E	CARROLL DONNA L	18 HUDSON AVE		GRAFTON	MA	01519		18955