



**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](mailto:koshivosk@graffton-ma.gov)  
Website: [www.graffton-ma.gov](http://www.graffton-ma.gov)**

**Zoning Board of Appeals**

**New Case Notice**

Case Number #

2021 / 875

The Grafton Board of Appeals has received a petition from **IDEXX DISTRIBUTION, INC.**  
for **3 CENTENNIAL DRIVE** requesting that the Zoning Board of Appeals grant a

**Special Permit/Variance**

to allow: **TO ALLOW THE CONSTRUCTION OF A NEW 15' X 34' ACCESSORY BUILDING FOR THE STORAGE OF BIOMEDICAL WAST WITHIN THE FRONT YARD SETBACK. THE PETITIONER IS REQUESTING 22.5' OF RELIEF FROM THE 40' SETBACK.**

Map:##### Lot: 175 Block:

The Board will conduct a Public Hearing on \_\_\_\_\_ 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**

William McCusker, Chairman

Marianne Desrosiers, Vice Chairman

Kay Reed, Clerk

William Yeomans, Member

Brian Waller, Member

Peter Adams, Alternate

Mitali Biswas, Alternate

RECEIVED BY CLERK  
GRAFTON, MASSACHUSETTS  
2021 AUG -9 PM 2:21

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**Project Address:** 3 Centennial Drive  
Grafton, MA

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**Date Prepared:** July 29, 2021

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**Project Number:** 21017

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**Prepared for:** IDEXX Laboratories, Inc.  
3 Centennial Drive  
Grafton, MA

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**Prepared by:** Highpoint Engineering Inc.  
Canton Corporate Place  
45 Dan Road, Suite 140  
Canton, MA 02021  
[www.highpointeng.com](http://www.highpointeng.com)

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

**DATE:** July 29, 2021

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 **3.2.3.4, 3.3.2.5 & 9.6.2.1C**
- Grant a **SPECIAL PERMIT** for a specific use which is subject to the approval of your Board.

**FOR LAND/BUILDINGS AT** 3 Centennial Road

**TO ALLOW:** the construction of a new 15'x34' accessory building for the storage of biomedical waste within the front yard setback. The petitioner is requesting 22.5ft of relief from the 40ft setback required.

Please complete this **entire** section:

Location of property: Tax Plan # 5 Plot # 1B  
 Zoning District in which the property is located: Office/Light Industrial & Campus Development Overlay  
 Title of Property in name of: IDEXX Distribution, Inc.  
 Whose address is: One IDEXX Drive, Westbrook, ME 04092  
 Deed recorded in Book # 61951, Page # 175  
 Plan Book # \_\_\_\_\_, Plan # \_\_\_\_\_  
 Signature of Petitioner: *Timothy Beaulieu* July 29, 2021 | 1:21 PM EDT  
 Print Name Timothy Beaulieu, Senior Manager  
 Address of Petitioner: 3 Centennial Drive, North Grafton, MA 01536  
 Phone Number of Petitioner: \_\_\_\_\_

**Project Narrative**  
**Petition for Dimensional Variance Request from Grafton Zoning Board of Appeals**

**Petitioner: IDEXX Laboratories, LLC**  
**Assessor Map 5, Parcel 1B**

**Date: July 29, 2021**

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**Introduction**

The Applicant, IDEXX Laboratories, LLC (Applicant) seeks a Dimensional Variance from the Grafton Zoning Board of Appeals to construct a 480± sf accessory building within the front yard setback at the IDEXX Laboratories campus located at 3 Centennial Drive in Grafton, Massachusetts (Map 5/Parcel 1B). The Applicant proposes to construct the accessory building and associated site improvements in coordination with other campus and building improvements being undertaken by the Applicant to reprogram the two-story, 15,021± sf office and laboratory building (the Project). The property is approximately 4.75 acres in area and is bounded by Centennial Drive to the north, Millennium Drive to the west, Pine Street to the east and a bordering vegetated wetland (BVW) to the south.

The 480± sf accessory building is approximately 13'-8" x 35' in dimension and will be operated as an exterior biomedical waste storage facility to support operations of the main building. Primary access and maintenance of the accessory building will be from an existing lower-level egress door located adjacent to the proposed location. In addition to the accessory building, exterior site improvements to support the building and campus renovation program include sealcoating and restriping of the upper parking lot, new enclosed dumpster site, new driveway for truck deliveries, new building identity signage, new emergency generator and electrical upgrades, new heated stairs connecting the lower to upper parking lot, and landscape improvements to provide visual screening and enhance the overall site. Refer to the Definitive Site Plans entitled "ZBA Variance Application; Remote Utility Storage Building", dated July 14, 2021, revised through July 29, 2021, prepared by Highpoint Engineering Inc. for proposed Project improvements.

The proposed site improvements include minor layout changes to the upper and lower parking lots. The two existing dumpster locations will be consolidated to one location in the northwest corner of the upper parking. The entire upper lot will be seal coated and restriped to improve vehicular maneuverability and allow access to the new truck delivery driveway. The lower parking lot will be partially restriped at the existing dumpster location in the northwest corner of the lot to create an additional parking space. A total of 130 parking spaces will be provided on-site resulting in, an increase of four (4) spaces compared to existing conditions. Of those 130 parking spaces, five (5) will be designated as handicap accessible parking spaces and 5 designated as visitor parking spaces. The 130 parking spaces will meet the required number of off-street parking spaces for the anticipated 250 employees as required in the OLI/CDO overlay district. The new paved parking lot with 130 striped parking spaces, painted direction arrows and directional signage will improve traffic flow and provide an adequate number of parking spaces to satisfy the dimensional requirements of the Grafton Zoning Bylaw. The lower and upper parking lots will continue to be accessed via one of two existing curb cuts off Centennial Drive for the upper lot and Pine Street for the lower lot.

With the exception of the requested dimensional variance, the Project otherwise complies with the dimensional, off-street parking, and loading requirements of the Bylaws.

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**Dimensional Variance Request**

In accordance with the Grafton Zoning Bylaws (the Bylaws), the Applicant seeks a dimensional variance as defined in Sections 3.2.3.4, Section 3.3.2.5, and Section 9.6.2.1C of the Bylaws, to allow construction of a 480± sf accessory building 17.5' from a public way, where the dimensional setback requirement is 40' from each public way, for a property defined as a corner lot.

In accordance with the Zoning Board of Appeals – Application for Variance/Special Permit | Information for Petitioners - Section 5 – Conditions to be Met for Granting a Variance/Special Permit, the Applicant has reviewed the conditions with respect to the Project, and hereby summarizes the reasons the Project meets the objectives outlined in the Bylaw for granting a variance:

- I. A hardship exists upon your land that requires you to apply for a variance –
  - a. The subject property is irregular in shape and bounded on three sides by public roadways, creating three 40-foot-wide front yard setbacks which the Project would otherwise need to comply with. Application of three front yard setbacks is a unique situation atypical of most development parcels within the Town. In addition, the location of existing sewer/drainage easements, existing bordering vegetated wetlands and their buffer zones, and the location of the lower parking lot south of the existing building restricts the available area to place an accessory structure within reasonable proximity to the main building. The Bylaws require the front yard setback be measured from each public way that create a corner lot, but do not define a situation where three public ways create a corner lot. Based upon this unique lot configuration, the Applicant contends that the application of a third front yard setback creates a hardship for locating an accessory structure within reasonable proximity to the main building.
  - b. The subject property has restrictive topographic and environmental site features that limit the ability to place an accessory building within reasonable proximity main building. When the property was first created as part of the CenTech Park in the early 2000s, the principal building and associated parking were constructed in the northeast corner of the property to avoid impacts on the resource area and associated buffer zone. The subject property is also impacted by topographical issues across the site. The site drops in grade from the north at Centennial Drive at El. = 438± to the south at the BVW at El. = 406± (32' grade change). The two existing parking lots are also separated by significant grade transitions. The lower parking lot, with access off Pine Street, is located at El. = 421±. The upper parking lot, with access off Centennial Drive, is located at El. = 433± (12' grade change). The two parking lots are connected via an exterior concrete stairway, with lower and upper-level building entrances from each parking lot. Significant slopes ≥ 40% exist on the east and west side of the existing building. The existence of the steep slopes limits the available options for placement of the accessory building in reasonable proximity to the building.
- II. The condition affecting your property is incidental to that property and not generally affecting other parcels within your zoning district -
  - a. Bordering vegetated wetlands exist throughout the CenTech Park development and impact various lots at different scales, but the encumbrances associated with the subject property are unique. The combination of steep slope conditions, presence of drainage and sewer

easements within the property, the proximity of BVW and buffer zones, and a property with three front yard setbacks is unique only to the Project site within CenTech Park.

III. A variance may be granted without substantial detriment to the public good -

- a. The Applicant proposes to construct an accessory building within the front yard setback associated with Pine Street. The proposed building will be located 20-feet off the principal building to the east. The proposed finished floor elevation (FFE) of the accessory building is elevation 422, which is generally aligns with the lower-level elevation of the existing building. The existing grade in Pine Street at the proposed building is El. 428± feet, about six-feet higher than the proposed FFE, which sets the building lower than the adjacent street providing slope screening. To supplement the visual screen as viewed from Pine Street and Centennial Drive, the Applicant proposes to install a landscape planting bed consisting of flowering trees, evergreen trees, deciduous trees, shrubs, ornamental grass, and perennials between the proposed accessory building, the previously approved electrical equipment, and Pine Street. The building will be screened from passing vehicles and pedestrians along Pine Street by the proposed landscape bed and Centennial Street by the higher elevations. The construction of the biomedical waste storage facility will not generate additional traffic in the area as it is ancillary to the principal use and will not be a detriment to area traffic.

IV. A variance cannot substantially derogate from the intent and purpose of the Bylaw –

- a. The Applicant requests a variance to place the accessory building 17.5' from the Pine Street right of way, requiring requested dimensional relief of 22.5-feet from one of the three 40-foot-wide front yard setback requirements. The new storage facility will be screened from visibility from both Pine Street and Centennial Drive and the remaining front yard setbacks along Centennial Drive and Millennium Drive, providing a greater level of vegetated buffer and screening from the public way than is contemplated under the minimum setback requirement in the Bylaw. Therefore, the requested variance will not substantially derogate from the intent and purpose of the Grafton Zoning Bylaw.



**TOWN OF GRAFTON**  
 GRAFTON MEMORIAL MUNICIPAL CENTER  
 30 PROVIDENCE ROAD  
 GRAFTON, MASSACHUSETTS 01519  
 Phone: (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 checked="" type="checkbox"/> Planning | _____          | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> Board of Health          | _____          | _____ | <input checked="" type="checkbox"/> Other    | _____          | <input checked="" type="checkbox"/> |

Other Permit: ZBA variance

IDEXX Laboratories  
 Petitioner Name

IDEXX Distribution, Inc.  
 Property Owner / Company Name

3 Centennial Drive  
 Petitioner Address

3 Centennial Drive  
 Property Address

Grafton, MA  
 City, State, Zip

Grafton, MA  
 City, State, Zip

508-404-5475  
 Phone

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

Thomas Meralli  
 Treasurer / Collector Name (please print)

[Signature]  
 Treasurer / Collector Signature

6/24/21  
 Date



**TOWN OF GRAFTON**  
 GRAFTON MEMORIAL MUNICIPAL CENTER  
 30 PROVIDENCE ROAD  
 GRAFTON, MASSACHUSETTS 01519  
 (508) 839-5335 ext 1165 • FAX (508) 839-4602  
 www.grafton-ma.gov

**RECEIVED**  
**JUL 08 2021**  
**GRAFTON**  
**ASSESSORS**

**BOARD OF ASSESSORS**

## Request for Abutters List

Date of Request: July 8, 2021 Date List Needed: July 14, 2021

Requested by: Joe Piccirilli, PE Phone: 508-404-5475

Name of Property Owner: 3 Centennial Drive, LLC

Street Address of Property: 3 Centennial Drive

Map: 5 Block: 1 Lot: \_\_\_\_\_

### REASON FOR LIST:

Hearing before the Zoning Board of Appeals Yes  No \_\_\_\_\_  
 Hearing before the Planning Board Yes \_\_\_\_\_ No \_\_\_\_\_  
 Hearing before the Conservation Commission Yes \_\_\_\_\_ No \_\_\_\_\_

Other: \_\_\_\_\_

### REASON FOR HEARING - (please check)

Variance  Scenic Road \_\_\_\_\_ Title 5 \_\_\_\_\_ Special Permit \_\_\_\_\_ Subdivision \_\_\_\_\_

Other: \_\_\_\_\_

### RADIUS FOR ABUTTERS - (please check one)

Immediate \_\_\_\_\_ 300 Feet  Upon, along, across or under: \_\_\_\_\_

### LABELS

Two Sets of Labels will be provided if needed: Yes  No \_\_\_\_\_  
 (Planning Board requires 2 sets of Labels)

### Office Use Only

Date List Prepared: \_\_\_\_\_ Address Labels Prepared: \_\_\_\_\_

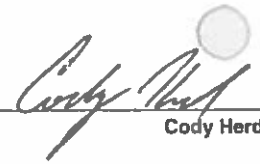
Fee Charged: \$ 25.00 Amt. Paid: 25.00 \$ Date: 7/8/2021

Check: # 3248 Cash: \$ \_\_\_\_\_ Money Order: \$ \_\_\_\_\_



7/8/2021

3 Centennial Drive  
Map 5 Lot 1B



Cody Herd, Data Collector

| PARCEL ID         | LOCATION            | OWNER 1                             | OWNER 2                      | ADDRESS                        | CITY      | ST | ZIP   | BK    | PG  |
|-------------------|---------------------|-------------------------------------|------------------------------|--------------------------------|-----------|----|-------|-------|-----|
| 005.0-0000-0001.0 | 4 MILLENNIUM DRIVE  | WORCESTER BUSINESS DEVELOPMENT CORP |                              | 89 SHREWSBURY STREET SUITE 300 | WORCESTER | MA | 01604 | 17040 | 268 |
| 005.0-0000-0001.B | 3 CENTENNIAL DRIVE  | IDEXX DISTRIBUTION INC              |                              | ONE IDEXX DRIVE                | WESTBROOK | ME | 04092 | 61951 | 175 |
| 005.0-0000-0001.C | 4 CENTENNIAL DRIVE  | SSB REALTY LLC                      |                              | BOX 5197                       | BOSTON    | MA | 02206 | 25175 | 70  |
| 005.0-0000-0001.D | 8 CENTENNIAL DRIVE  | SSB REALTY LLC                      |                              | BOX 5197                       | BOSTON    | MA | 02206 | 25175 | 70  |
| 005.0-0000-0001.G | 13 CENTENNIAL DRIVE | GRAFTON REALTY LLC                  |                              | 355 PROVIDENCE HIGHWAY         | WESTWOOD  | MA | 02090 | 63171 | 153 |
| 005.0-0000-0001.H | 5 MILLENNIUM DRIVE  | LEP CENTECH, LLC                    |                              | 163 WASHINGTON STREET          | AUBURN    | MA | 01501 | 65445 | 300 |
| 005.0-0000-0002.0 | 1 PINE STREET       | MASS COMMONWEALTH OF                | DIVISION OF CAPITAL PLANNING | 1 ASHBURTON PLACE              | BOSTON    | MA | 02108 | 0     | 0   |
| 005.0-0000-0005.0 | 8 PINE STREET       | GRAFTON TOWN OF                     |                              | 30 PROVIDENCE ROAD             | GRAFTON   | MA | 01519 | 60949 | 392 |



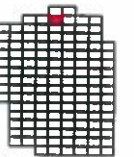
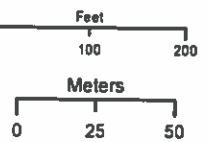
The map is for assessment purposes. It is not valid for legal description or conveyance.

The horizontal datum is the Massachusetts State Plane coordinate system, NAD 83 feet.

Original property maps were prepared by Co-East Inc., Boston & Pittsfield. Maps were revised and reprinted in March 2020 by Applied Geographic, Inc. (AppGeo).



1 inch = 200 feet



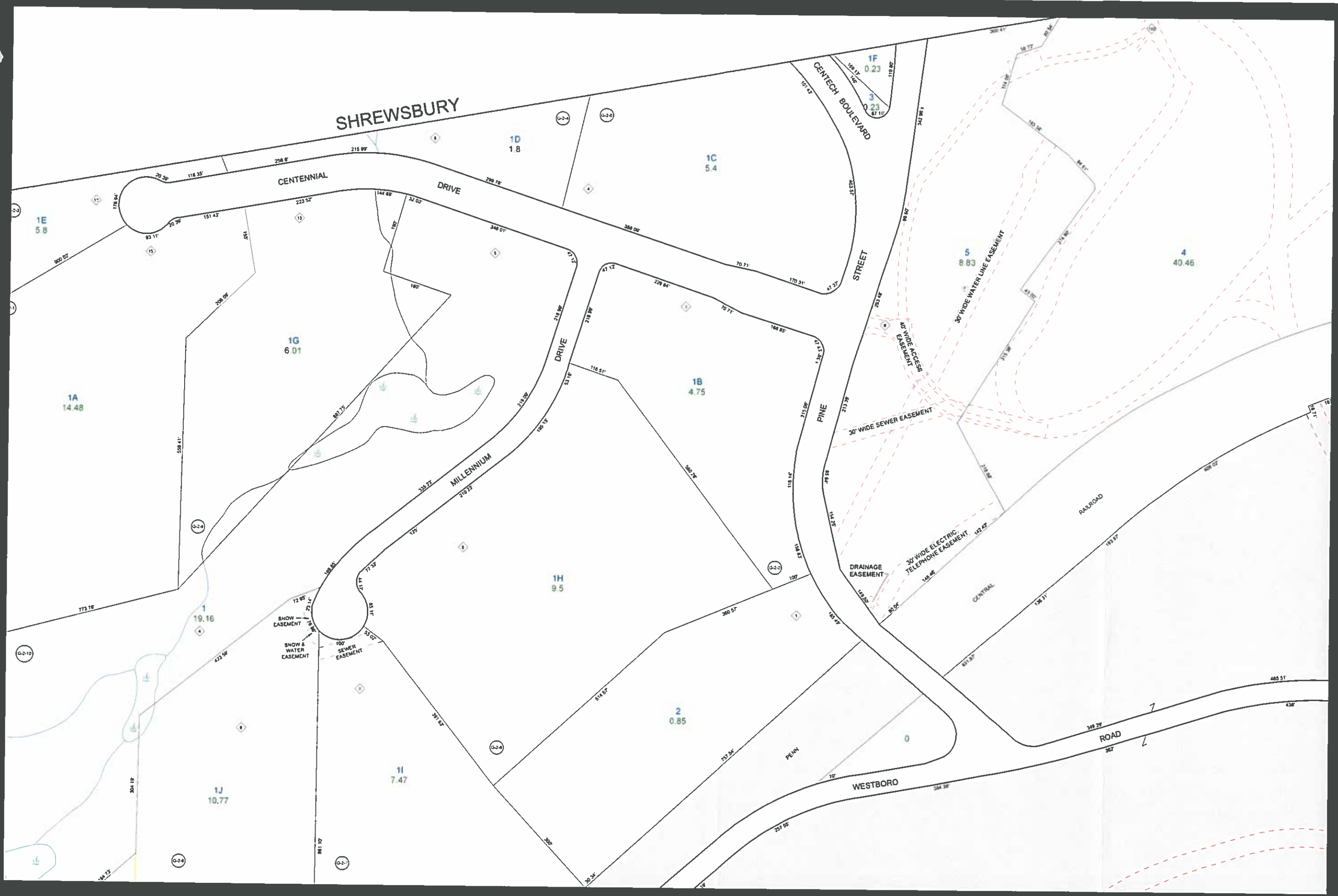
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| 12 | 13 | 14 |

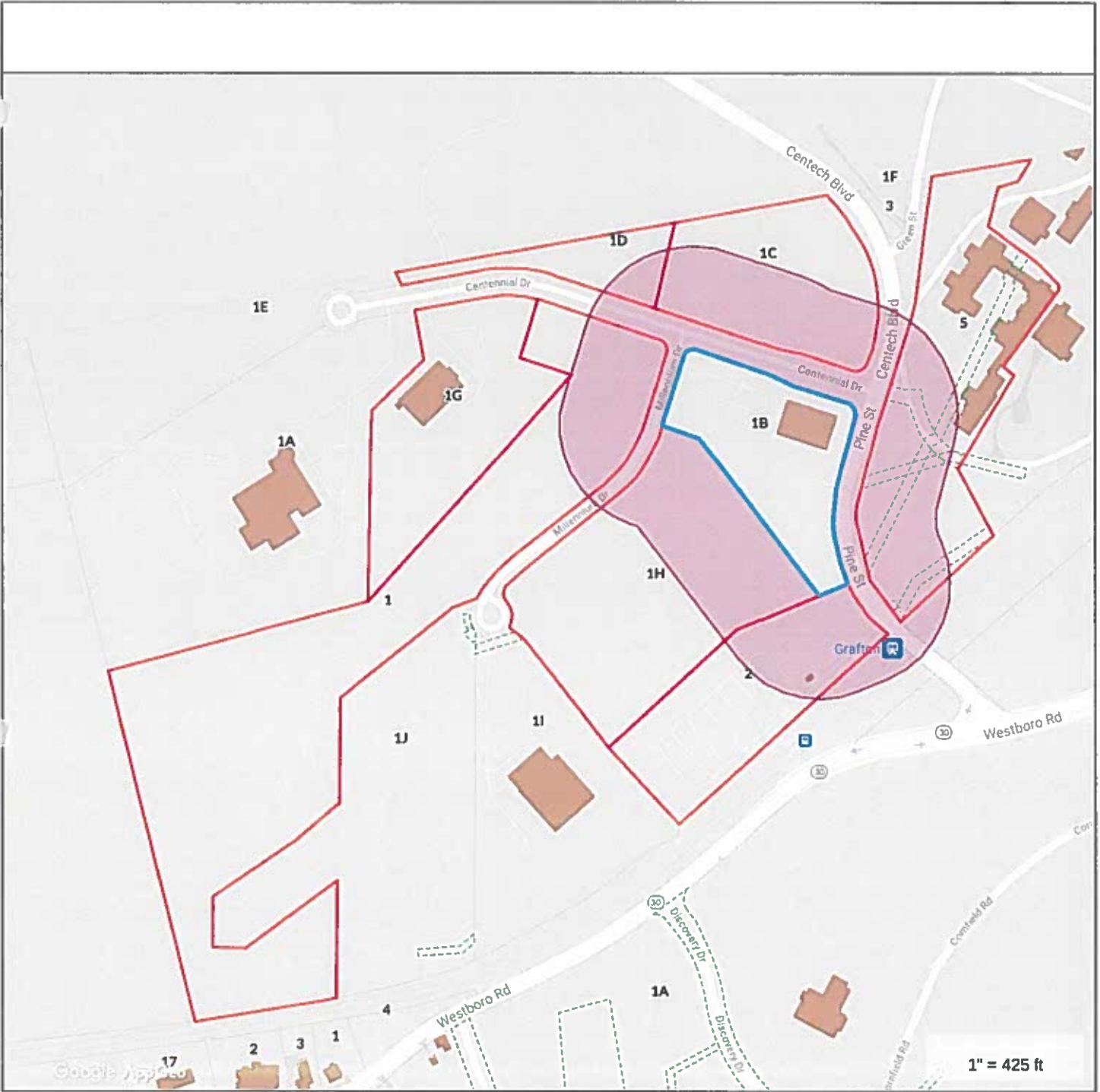
**Legend**

- PARCEL BOUNDARY
- HISTORIC PARCEL BOUNDARY
- WATER
- WETLAND GRASS
- RIGHT OF WAY ACCESS
- 10' RECORD DRIVE EASEMENT
- 100' SCALED DRIVE EASEMENT
- LOT NUMBER
- LAND AREA SOURCE: CIMA DATABASE
- BUILDING STREET NO.
- COMMON DRIVE SHEET
- SUBDIVISION LOT NO.
- ADJACENT SHEET MAP # OF

MAP NO


**5**





**Property Information**

Property ID 005.0-0000-0001.B  
 Location 3 CENTENNIAL DRIVE  
 Owner IDEXX DISTRIBUTION INC

  
**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.