



**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 JAMES HUNTER

for 25 GRAFTON COMMON requesting that the Zoning Board of Appeals grant a

Special Permit

to allow: TO EXPAND A PRE-EXISTING, NON-CONFORMING USE BY ADDING A RETAIL SPACE,
LOCATED ON THE FIRST FLOOR, ACROSS FROM THE ELEVATOR OF 190 SQ.
FT. BOOK: 54667 PAGE: 59

Map: 74 Lot: 80.0 Block: 0000

The Board will conduct a Public Hearing on Wednesday, June 13, 2018 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 # 845 / 2018 THE GRAFTON NEWS

Thursday, May 31, 2018 and Thursday, June 07, 2018

2018 MAY 25 AM 10:16
RECEIVED TOWN CLERK
GRAFTON, MA



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New Case Notice

Case Number #

2018 / 845

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RECEIVED TOWN CLERK
GRAFTON, MA *ll*

2018 MAY 24 PM 1:22

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

DATE: 5-24-2018

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:

RECEIVED

(Mark one)

MAY 24 2018

Review refusal of Selectman or others to grant a permit **Zoning Board of Appeals**

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 25 GRAFTON COMMON

TO ALLOW:

TO EXPAND A PRE-EXISTING NON-CONFORMING USE BY ADDING A RETAIL SPACE, LOCATED ON THE FIRST FLOOR, ACROSS FROM THE ELEVATOR OF 190 SQ.FT.

Please complete this **entire** section:

Location of property: Tax Plan # _____ Plot # _____

Zoning District in which the property is located: NB

Title of Property in name of: JSH INVESTMENTS INC.

Whose address is: 25 GRAFTON COMMON

Deed recorded in Book # 54667, Page # 59

Plan Book # _____, Plan # _____

Signature of Petitioner: *[Signature]*

Print Name JAMES HUNTER

Address of Petitioner: 4 ENGLISH ROW 01560

Phone Number of Petitioner: 508 726 9394



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: _____

JAMES HUNTER
 Petitioner Name

4 ENGLISH ROW
 Petitioner Address

S. GRAFTON MA 01560
 City, State, Zip

508 726 9394
 Phone

JH Investments
 Property Owner / Applicant

25 Grafton Common
 Property Address

Grafton, MA 01519
 City, State, Zip

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

[Signature]
 Treasurer / Collector Signature

5/24/18
 Date

Commercial Property Record Card

Parcel ID: 110/074.0-0000-0080.0 MAP: 074.0 BLOCK: 0000 LOT: 0080.0 Parcel Address: 25 GRAFTON COMMON FY: 2018

PARCEL INFORMATION	Use-Code: 302	Sale Price: \$90,000	Book: 54667	Road Type: T	Inspect Date: 05/04/2017
Owner: JH INVESTMENTS INC	Tax Class: T	Sale Date: 12/08/2015	Page: 59	Rd Condition: P	Meas Date: 05/04/2017
Address: 25 GRAFTON COMMON GRAFTON MA 01519	Tot Fin Area: 12988	Sale Type: P	Cert/Doc:	Traffic: L	Entrance: C
	Tot Land Area: 0.534	Sale Valid: O		Water: PS	Collect Id: MMO
	Sewer:	Grantor: PARDEE JOHN A TRUSTEE		Sewer: SW	Inspect Reas: B
	Exempt-B/L%	Resid-B/L% 0/0	Comm-B/L% 100/100	Indust-B/L% 0/0	Open Sp-B/L% 0/0

COMMERCIAL SECTIONS/GROUPS						
Section:	ID:101	Use-Code:302				
Category	Grnd-Ft-Area	Story Height	Bldg-Class	Yr-Built	Eff-Yr-Built	Cost Bldg
1	4398	3.0	D	1805	1986	671300
Groups:						
Id	Cd	B-FL-A	Firs	Firs		
1	302	4262	1	1		
2	302	2376	2	1		
3	302	3478	1	7		
4	302	496	1	0		

LAND INFORMATION									
NBHD CODE: 21			NBHD CLASS:			ZONE: NB			
Seg	Type	Code	Method	Sq-Ft	Acres	Influ-Y/N	Value	Class	
1	P	302	S	23250		N	155,424		
DETACHED STRUCTURE INFORMATION									
Str	Unit	Mar-1	Mar-2	E-YR-Blt	Grade	Cond	%Good P/F/E/R	Cost	Class
AS	S	11000		1981	A	A	50///50	6,900	3
CA	S	588		1981	A	A	50///50	5,100	3
VALUATION INFORMATION									
Current Total:		838,700	Bldg:	683,300	Land:	155,400	MktLnd:	155,400	
Prior Total:		799,900	Bldg:	644,500	Land:	155,400	MktLnd:	155,400	

Sketch

No Sketch Available

Photo

No Picture Available