



TOWN CLERK

Kandy L. Lavallee
Town Clerk

TOWN OF GRAFTON
GRAFTON MEMORIAL MUNICIPAL CENTER
30 PROVIDENCE ROAD
GRAFTON, MASSACHUSETTS 01519
(508) 839-5335 ext. 1195
clerks@grafton-ma.gov



2018 00119371
Bk: 59668 Pg: 372
Page: 1 of 4 11/09/2018 09:19 AM WD

CERTIFICATE OF NO APPEAL

DECISION: GRAFTON ZONING BOARD OF APPEALS
2018/851 Special Permit

PETITIONER: Hans Snyder
11 Pullard Road, Grafton, MA 01519

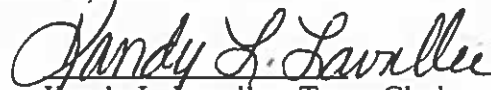
OWNER: Hans Snyder
11 Pullard Road, Grafton, MA 01519

DEED REFERENCE: 11 Pullard Road
Assessor's Map 48, Lot 12
Worcester District Registry of Deeds
Book 39245, Page 99

This is to certify that the Decision of the Grafton Zoning Board of Appeals on the petition of the above-named Petitioner to replace a 10' X 10' deck with a 23' X 10' deck on a pre-existing, non-conforming structure. The house is in the RMF (Residential Multi-Family) zone where the rear setback is 50' and the deck is 14.7' off the rear setback at property located at 11 Pullard Road, Grafton, MA was duly in the Town Clerks office on October 18, 2018 at 9:10 am.

No Notice of Appeal of the Decision was filed in this office within the twenty days next, the appeal period ending on November 7, 2018.

A true copy, ATTEST:


Kandy L. Lavallee, Town Clerk
Grafton, MA





Office of the Zoning Board of Appeals
30 Providence Road
Grafton, Massachusetts 01519

Phone: (508) 839-5335 x 1154 - Fax: (508) 839-4602
koshivosk@grafton-ma.gov
www.grafton-ma.gov

THE COMMONWEALTH OF MASSACHUSETTS
Town of Grafton
BOARD OF APPEALS

Thursday, October 04, 2018

Case Number:

2018 /851

Special Permit

HANS SNYDER

2018 OCT 18 AM 9:10
RECEIVED
GRAFTON, MASS.
Kle

of 11 PULLARD ROAD requesting that the Zoning Board of Appeals grants a Special Permit for

TO REPLACE A 10' X 10' DECK WITH A 23' X 10' DECK ON A PRE-EXISTING, NON-CONFORMING STRUCTURE. THE HOUSE IS IN THE RMF (RESIDENTIAL MULTI-FAMILY) ZONE WHERE THE REAR SETBACK IS 50' AND THE DECK/HOUSE IS 14.7' OFF THE REAR SETBACK. BOOK: 39245 PAGE: 99

At their duly held meeting Thursday, October 04, 2018 the Zoning Board of Appeals took the following action

The following motion was made by Vice Chairman - Mr. Yeomans and seconded by Member - Mr. Hanna

That the Zoning Board of Appeals grant a Special Permit to HANS SNYDER

at 11 PULLARD ROAD GRAFTON MA

ALLOW THE REPLACEMENT OF A 10' X 10' DECK WITH A 23' X 10' DECK WITHIN THE REAR SETBACK, AS PER EXHIBIT A ATTACHED.

FINDINGS:

- F1. THE STRUCTURE WAS BUILT IN 1962.
 - F2. THE PARCEL IS LOCATED IN THE RMF ZONE (RESIDENTIAL MULIT-FAMILY).
 - F3. THE RMF ZONE REQUIRES A 44,000 SQUARE FOOT LOT.
 - F4. THE STRUCTURE IS LOCATED ON A 18,900 SQUARE FOOT LOT.
 - F5. THE RMF ZONE REQUIRES A 50' BACK YARD SETBACK AND THE STRUCTURE IS LOCATED 14.7' OFF THE BACKYARD BASED ON FINDINGS F1-F5, THE HOUSE IS A PRE-EXISTING, NON-CONFORMING STRUCTURE.
 - F6. THE CURRENT USE IS A RESIDENCE.
 - F7. THE NEIGHBORHOOD CONSISTS OF PRIMARILY RESIDENCE.
 - F8. THE PROPOSED DECK WILL NOT CHANGE THE USE.
- BASED ON FINDINGS F6-F8, THE PROPOSED ADDITION IS NOT MORE DETRIMENTAL TO THE NEIGHBORHOOD.
- F10. THE CHANGE IS AN INCREASE OF 230 SQUARE FEET, LESS THAN 10% INCREASE WHICH IS ALLOWED IN THE

On a roll-call vote:

Chairman: Yes

Member 2: Absent at Hearing

Vice Chairman: Yes

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 McCusker, Chairman



William Yeomans, Vice Chairman



Kay Reed, Clerk



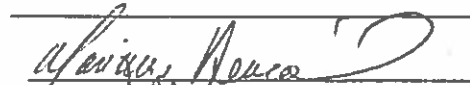
Elias Hanna, Member 1



Karl Chapin, Member 2



Marianne Desrosiers, Alternate Member 1



Brian Waller, Alternate Member 2



A true copy;

Attest:



Kandy L. Lavallee, Town Clerk
Grafton, MA



**Town of Grafton
Zoning Board of Appeals
30 Providence Road
Grafton, MA. 01519**

508-839-5335 x1154 - Fax: 508-839-4602

E-mail: koshivosk@graffton-ma.gov

Website: www.graffton-ma.gov

THE COMMONWEALTH OF MASSACHUSETTS

**Town of Grafton
BOARD OF APPEALS**

Thursday, October 04, 2018

**Certificate of Granting of Variance or Special Permit
(General Laws Chapter 40A, Section 11)**

2018 OCT 18 AM 5:44

REC'D
GRAFTON
CLERK'S OFFICE

Handwritten initials

The Board of Appeals of the City or Town of Grafton, Massachusetts hereby certifies that a

Special Permit

2018 / 851

has been Granted

To : HANS SNYDER

Address : 11 PULLARD ROAD

City or Town : GRAFTON MA 01519

For: ALLOW THE REPLACEMENT OF A 10' X 10' DECK WITH A 23' X 10' DECK WITHIN THE REAR SETBACK, AS PER EXHIBIT A ATTACHED.

Date Filed With The Clerks Office Thursday, October 18, 2018

affecting the rights of the owner with respect to land or buildings at Tax Plan/Map 83 Lot 4.0
And the said Board of Appeals further certifies that the decision attached hereto is a true and correct copy of its decision

granting said **Special Permit** and that copies of said decision, and of all plans referred

to in the decision, have been filed with the Town Clerk. Appeals, if any, of this decision must be filed within twenty days (20) after the date of filing of this notice of decision in the Town Clerk's Office. [G.L. c. 40A, sec.15]

The Board of Appeals also calls to the attention of the owner or applicant that General Laws, Chapter 40A, Section 11 (last paragraph) provides that no variance or special permit, or any extension, modification or renewal thereof, shall take effect until a copy of the decision bearing the certification of the Town or city clerk that twenty days have elapsed after the decision has been filed in the office of the city or town clerk and no appeal has been filed or that, if such appeal has been filed that it has been dismissed or denied, is recorded in the registry of deeds for the county and district in which the land is located and indexed in the grantor index under the name of the owner of record or is recorded and noted on the owner's certificate of title. The fee for such recording or registering shall be paid by the owner or applicant.

ATTEST: WORC. Anthony J. Vigliotti, Register