



**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 #  
2018 / 844

The Grafton Board of Appeals has received a petition from **WAYNE ST. GERMAIN**  
for **84 FITZPATRICK ROAD** requesting that the Zoning Board of Appeals grant a

**Variance**

to allow: **A 2 VARIANCES FROM THE REQUIRED 30 FRONT SETBACK FOR THE ADDITION ON A  
DETACHED 2 CAR GARAGE. THIS PROPERTY IS LOCATED ON A CORNER LOT AND HAS 2  
FRONTS. LOOKING FOR A VARIANCE OF 3.3' AND 8.45' RESPECTIVELY ON THE GARAGE  
ADDITION.**

Map: 88 Lot: 208 Block: 000

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 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**

RECEIVED  
MAR 28 2018

Zoning Board of Appeals

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

DATE: 3/23/18

I/We hereby petition your Board to conduct a public hearing and consider the granting of relief from ~~unreasonable 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 84 Fitzpatrick Road

**TO ALLOW:**

A variance in the 2nd frontage setback requirement on Brian Cir. from the 30' setback required to 21.55' setback needed to fit the detached garage on the property. The shape of the land/property (corner lot at 84 Fitzpatrick Rd. and Brian Cir.) and the location of the house and water line coming from the well to the house is whats causing the hardship requiring the granting of this relief.

RECEIVED TOWN CLERK  
GRAFTON, MA

2018 MAR 28 AM 10:04

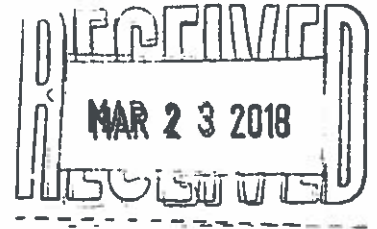
Please complete this **entire** section:

Location of property: \_\_\_\_\_ Tax Plan # \_\_\_\_\_ Plot # \_\_\_\_\_  
 Zoning District in which the property is located: R40  
 Title of Property in name of: Morio & Elizabeth Kubota  
 Whose address is: 84 Fitzpatrick Road, Grafton, MA 01519  
 Deed recorded in Book # 7879, Page # 200  
 Plan Book # \_\_\_\_\_, Plan # \_\_\_\_\_  
 Signature of Petitioner: \_\_\_\_\_  
 Print Name Wayne St Germain  
 Address of Petitioner: 111 Pleasantdale Road, Rutland, MA 01543  
 Phone Number of Petitioner: 774-364-0779

Wayne @stgservices.com



**TOWN OF GRAFTON**  
 GRAFTON MEMORIAL MUNICIPAL CENTER  
 30 PROVIDENCE ROAD  
 GRAFTON, MASSACHUSETTS 01519  
 (508) 839-5335 ext 170 • FAX: (508) 839-4602  
 www.town.grafton.ma.us



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 checked="" type="checkbox"/> Building - Inspection(s)	_____	X	<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: \_\_\_\_\_

Wayne St Germain  
 Petitioner Name  
111 Pleasantdale Road  
 Petitioner Address  
Rutland, MA 01543  
 City, State, Zip  
774-364-0779  
 Phone

Morio & Elizabeth Kubota  
 Property Owner / Applicant  
84 Fitzpatrick Road  
 Property Address  
Grafton, MA  
 City, State, Zip

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

Treasurer / Collector Signature: [Signature] Date: 3/23/18  
 Form Revised: 9/21/09

March 26, 2018

Morio & Elizabeth Kubota  
84 Fitzpatrick Road  
Grafton, MA 01519

Town of Grafton  
Zoning Board of Appeals

Dear Sirs:

We have given our permission for Wayne St. Germain, contractor, to act on our behalf as our authorized representative in applying for a variance for our proposed construction project at 84 Fitzpatrick Road, Grafton, MA 01519.

Sincerely,

*Morio Kubota*  
*Elizabeth Kubota*

Morio & Elizabeth Kubota

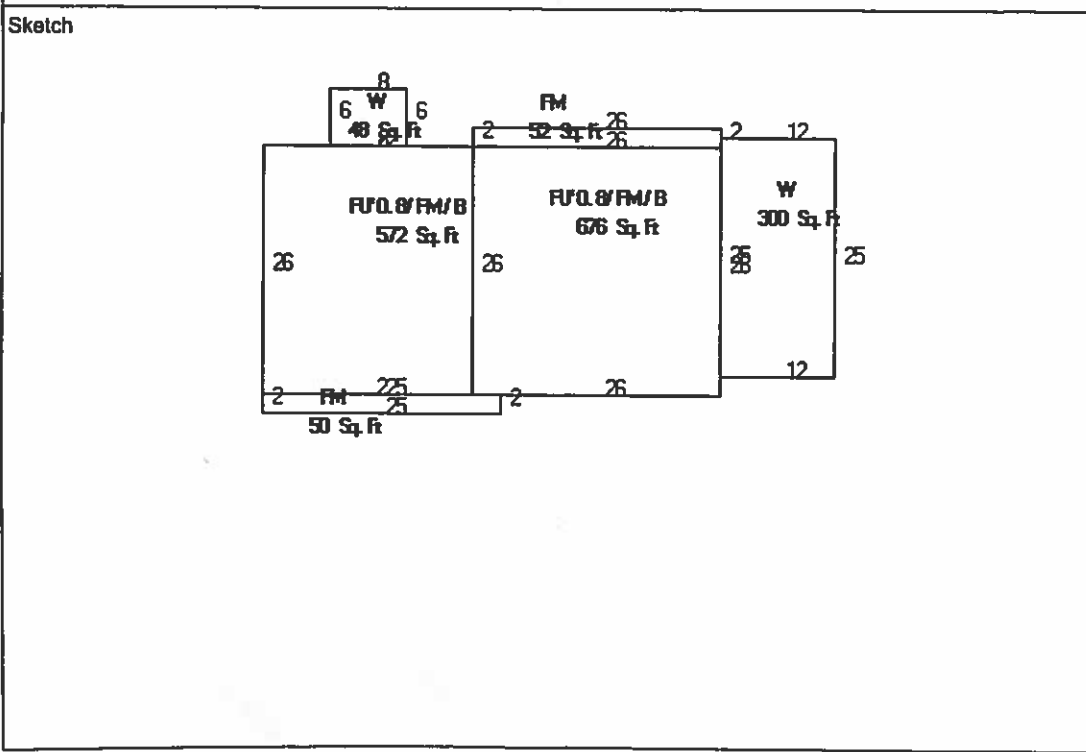
### Residential Property Record Card

Parcel ID: 110/088.0-0000-0208.0    MAP: 088.0    BLOCK: 0000    LOT: 0208.0    Parcel Address: 84 FITZPATRICK ROAD    FY: 2017

PARCEL INFORMATION		Use-Code: 101		Sale Price: 91,900		Book: 7879		Road Type: T		Inspect Date: 11	
Owner: KUBOTA MORIO		Tax Class: T		Sale Date: 08/18/1983		Page: 280		Rd Condition: P		Meas Date: 11	
Address: 84 FITZPATRICK ROAD GRAFTON MA 01519-1035		Tot Fin Area: 2348		Sale Type:		Cert/Doc:		Traffic: L		Entrance: C	
		Tot Land Area: 0.983		Sale Valid: Y				Water: IW		Collect Id: L	
		Sewer:		Grantor:				Sewer: SP		Inspect Reas:	
		Exempt-B/L%		Resid-B/L% 100/100		Comm-B/L% 0/0		Indust-B/L% 0/0		Open Sp-B/L% 0/0	

RESIDENCE INFORMATION			
Style: RC	Tot Rooms: 7	Main Fn Area: 1350	Attic:
Story Height: 1.80	Bedrooms: 4	Up Fn Area: 998	Bsmt Area: 1248
Roof: G	Full Baths: 3	Add Fn Area:	Fn Bsmt Area: 676
Ext Wall: AV	Half Baths:	Unfin Area:	Bsmt Grade:
Masonry Trim:	Ext Bath Fix:	Tot Fin Area: 2348	Foundation: CN
Bath Qual: T	RCNLD: 247887	Kitch Qual: T	Eff Yr Built: 1983
Mkt Adj:	Heat Type: HW	Ext Kitch: 0	Year Built: 1983
Sound Value:	Fuel Type: G	Grade: AG	Cost Bldg: 247,900
Fireplace: 1	Bsmt Gar Cap: 2	Condition: A	Att Str Val1:
Central AC: N	Bsmt Gar SF:	Pct Complete: 1175	Att Str Val2:
Alt Gar SF:	%Good P/F/E/R:		
Porch Type: W	Porch Area: 348	Porch Grade Factor:	

LAND INFORMATION									
NBHD CODE: 4		NBHD CLASS: 3		ZONE: R4					
Seg	Type	Code	Method	Sq-Ft	Acres	Influ-Y/N	Value	Class	
1	P	101	S	40000		N	131,936		
2	R	101	S	2829		N	509		
DETACHED STRUCTURE INFORMATION									
Str	Unit	Msr-1	Msr-2	E-YR-Blt	Grade	Cond	%Good P/F/E/R	Value	
PV	S	693		1996	A	A	60///60	19,600	
SE	S	120		1996	A	A	70///70	1,500	
VALUATION INFORMATION									
Current Total:		401,400	Bldg: 269,000	Land: 132,400	MktLnd: 132,400				
Prior Total:		350,900	Bldg: 232,600	Land: 118,300	MktLnd: 118,300				



3/30/2018

84 Fitzpatrick Road  
Map 88, Lot 208

*Tammy Kalinowski*  
Tammy Kalinowski, Office Manager

PARCEL ID	LOCATION	OWNER 1	OWNER 2	ADDRESS	CITY	ST	ZIP	BK	PG
110/088.0-0000-0003.0	87 FITZPATRICK ROAD	GREGOIRE RICHARD P	GREGOIRE RUTH	87 FITZPATRICK ROAD	GRAFTON	MA	01519	4376	563
110/088.0-0000-0004.0	93 FITZPATRICK ROAD	GREGOIRE RICHARD A	GREGOIRE EBBELING KATHRYN	107 FITZPATRICK ROAD	GRAFTON	MA	01519	58399	97
110/088.0-0000-0012.0	2 BRIAN CIRCLE	RIEMER JOHN R	RIEMER MARIANNA S	2 BRIAN CIRCLE	GRAFTON	MA	01519	8119	67
110/088.0-0000-0013.0	3 BRIAN CIRCLE	BRESNAHAN CHRISTOPHER P	BRESNAHAN SUSAN M	3 BRIAN CIRCLE	GRAFTON	MA	01519	47538	88
110/088.0-0000-0014.0	4 BRIAN CIRCLE	BURNETT GREGG D	BURNETT KERI B	4 BRIAN CIRCLE	GRAFTON	MA	01519	57528	271
110/088.0-0000-0015.0	5 BRIAN CIRCLE	MACCALLUM WAYNE F	MACCALLUM RITA C	5 BRIAN CIRCLE	GRAFTON	MA	01519	8089	218
110/088.0-0000-0016.0	6 BRIAN CIRCLE	JACOBSON MICHAEL	ERRARA MARY LOU	6 BRIAN CIRCLE	GRAFTON	MA	01519	48781	
110/088.0-0000-0205.0	94 FITZPATRICK ROAD	GOULET MICHAEL		94 FITZPATRICK ROAD	GRAFTON	MA	01519	7886	15
110/088.0-0000-0206.0	92 FITZPATRICK ROAD	SNOW MICHELLE		92 FITZPATRICK ROAD	GRAFTON	MA	01519	46314	341
110/088.0-0000-0207.0	1 BRIAN CIRCLE	SWERLING BRADLEY G	SWERLING-ACHESON JACQUELINE F	1 BRIAN CIRCLE	GRAFTON	MA	01519	54939	358
110/088.0-0000-0208.0	84 FITZPATRICK ROAD	KUBOTA MORIO	KUBOTA ELIZABETH A	84 FITZPATRICK ROAD	GRAFTON	MA	01519	7879	280
110/088.0-0000-0209.0	82 FITZPATRICK ROAD	SWANSON J KENNETH		82 FITZPATRICK ROAD	GRAFTON	MA	01519	7915	348
110/088.0-0000-0210.0	80 FITZPATRICK ROAD	SMITH SHAWN		80 FITZPATRICK ROAD	GRAFTON	MA	01519	44261	24
110/088.0-0000-0211.0	78 FITZPATRICK ROAD	REVENE JAMES M	REVENE AMY E	78 FITZPATRICK ROAD	GRAFTON	MA	01519	29958	135
110/088.0-0000-0401.0	85 FITZPATRICK ROAD	GREGOIRE KATHRYN E	C/O KATHRYN EBBELING	24 SYLVAN ROAD	UXBRIDGE	MA	01569	14096	38
110/088.0-0000-0402.0	91 FITZPATRICK ROAD	KALLIO ROBERT S		91 FITZPATRICK ROAD	GRAFTON	MA	01519	16447	350



**Land Planning, Inc.**  
Civil Engineers • Land Surveyors  
Environmental Consultants

**Bellingham**  
167 Hartford Ave.  
Bellingham, MA 02019  
508-966-4130

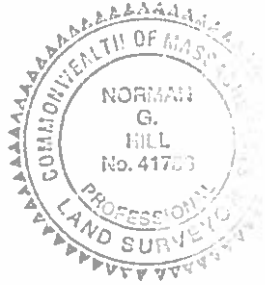
**North Grafton**  
214 Worcester St.  
N. Grafton, MA 01536  
508-839-9526

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

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 #25027C0829E dated July 4, 2011.

notes:  
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.

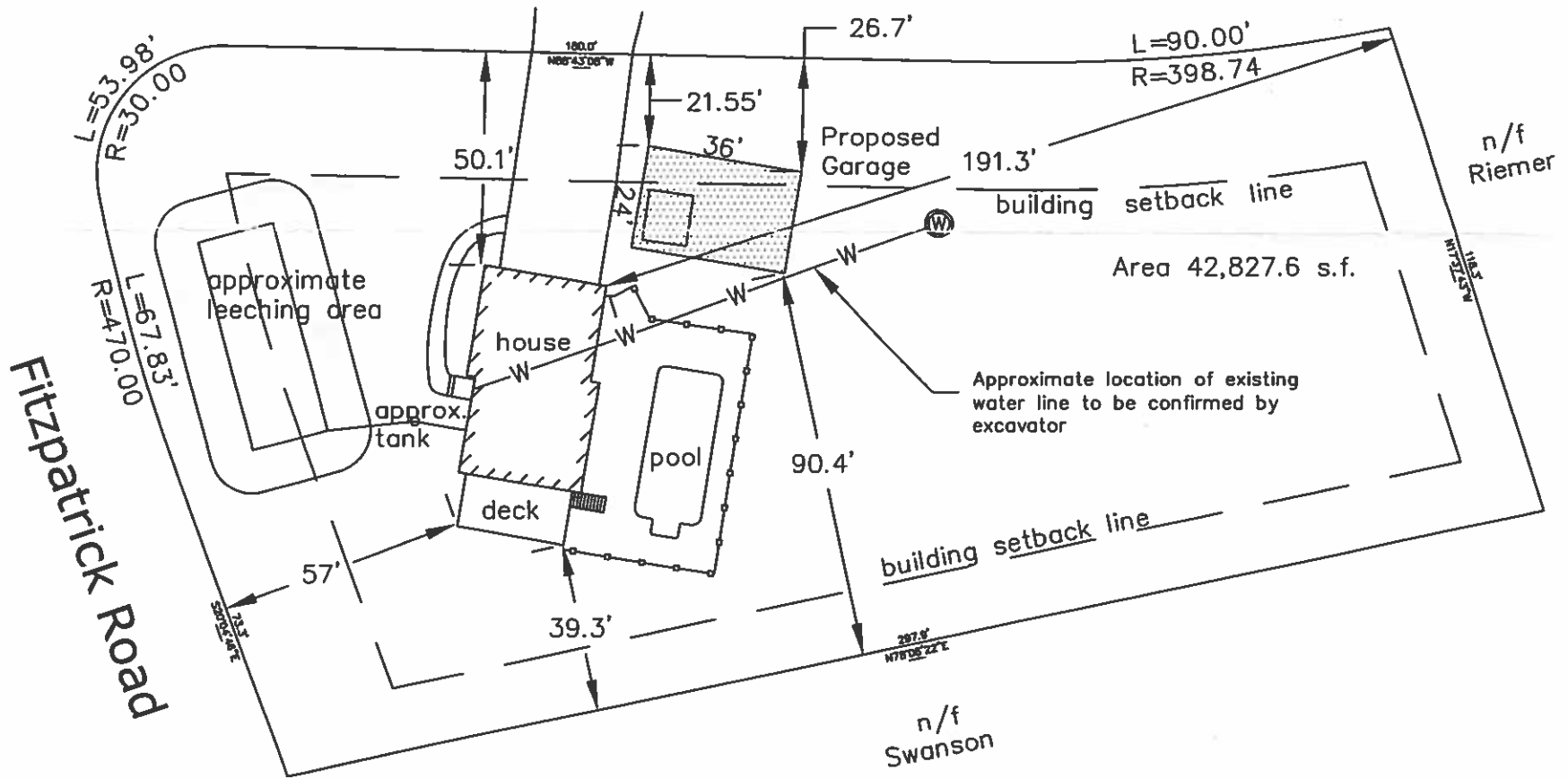
Scale: 1"=40'



*Norman G. Hill, P.S. 3-23-18*

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

**Brian Circle**



**ZONING DISTRICT: R4**

	REQUIRED	EXISTING HOUSE	PROPOSED ADDITION
AREA	40,000 s.f.	42,827 s.f.	20,031 s.f.
FRONTAGE	140' min.	465'	465'
FRONT YARD	30' min.	50.1' & 60.6'	21.55' & 26.7'
SIDE YARD	15' min.	39.9' & 191.3'	90.4'
LOT COVERAGE	30% max	1,707.1 s.f. (4%)	2,571.1 s.f. (6%)

note: this is a corner lot

**Variance Request  
Certified Plot Plan**

located at  
**84 Fitzpatrick Road**  
Grafton, Massachusetts

owned by  
**Mario and Elizabeth A. Kubota**

Mar. 23, 2018