



**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 #

2018 / 842

The Grafton Board of Appeals has received a petition from **BRUCE SPINNEY**
for **73 POTTER HILL ROAD** requesting that the Zoning Board of Appeals grant a

Variance

to allow: **MULTIPLE SIDE AND FRONT LOT VARIANCES ON A LOT TO BE SUB-DIVIDED. BOTH LOTS
WILL BE CONFORMING LOTS, A PORTION OF THE ADDITION ON THE ORIGINAL
FARMHOUSE WILL BE DEMOLISHED.**

Map: 71 Lot: 2.B 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

\$165 ✓

RECEIVED TOWN CLERK
GRAFTON, MA

2018 MAR -7 AM 8:57

ke

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

DATE: W/2018 3/7/18

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)

MAR 0 2018

Review refusal of Selectman or others to grant Zoning Board of Appeals

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.

Zoning Board of Appeals

MAR 07 2018

RECEIVED

FOR LAND/BUILDINGS AT 73 Potter Hill Rd.

TO ALLOW:

*I'm requesting a variance from the setback requirements for a conforming lot. We are subdividing 73 Potter Hill rd into 2 conforming lots. We would like to preserve the farmhouse, but must demolish a certain portion of the addition built after the existing farmhouse.
Multiple front and side setback variances*

Please complete this **entire** section:

Location of property: ^{Rotten} 73 Potter Hill Rd Tax Plan # 30 Plot # _____

Zoning District in which the property is located: R40

Title of Property in name of: Spinney Properties

Whose address is: 47 Milford St Mendon MA 01756

Deed recorded in Book # 536 53258, Page # 142 /

Plan Book # 576, Plan # 30

Signature of Petitioner: *Bruce Spinney*

Print Name Bruce Spinney

Address of Petitioner: 73 Potter Hill Rd

Phone Number of Petitioner: 774-277-0466

774-277-0466

73 Potter Hill Road Variances

LOT 1: EXISTING GARAGE:

Right Front setback is 12.8', Need a variance of 17.2'

Left Front setback is 12', Need a variance of 18'.

LOT 2: EXISTING FARM HOUSE:

Right Front Side Setback is 5.6', Need a variance of 9.4'

Right Rear Side Setback is 5.7', Need a variance of 9.3'

Right Front Setback is 18.2', Need a variance of 11.8'

Left Font Setback is 20.4', Need a variance of 9.6'



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: ZBA Hearing

Bruce Spinnay
 Petitioner Name

Spinnay Properties LLC
 Property Owner/Applicant

71 Potter Hill Rd.
 Petitioner Address

73 Potter Hill Rd.
 Property Address

Grafton, MA 01519
 City, State, Zip

Grafton, MA 01519
 City, State, Zip

Phone _____

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

[Signature]
 Treasurer / Collector Signature

3/14/18
 Date

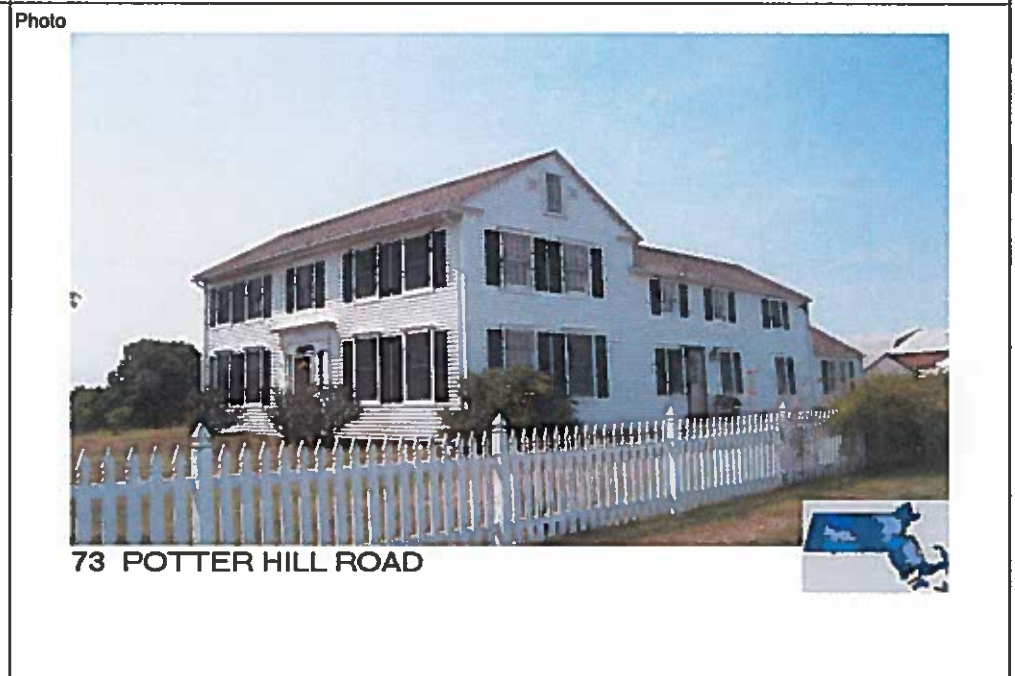
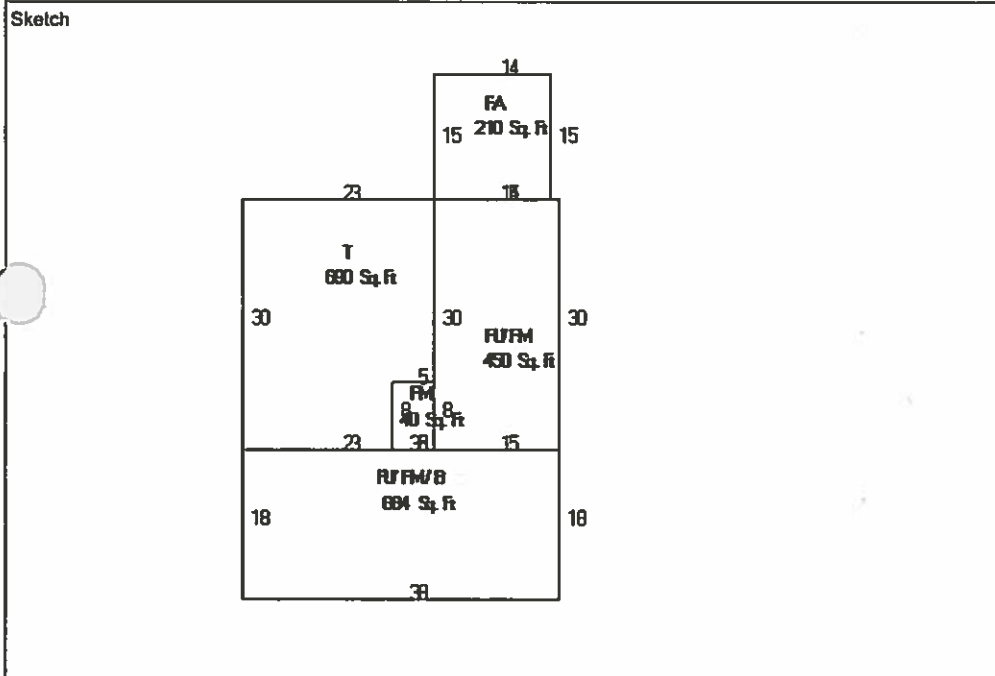
Residential Property Record Card

Parcel ID: 110/071.0-0000-0002.B MAP: 071.0 BLOCK: 0000 LOT: 0002.B Parcel Address: 73 POTTER HILL ROAD FY: 2017

PARCEL INFORMATION		Use-Code:	101	Sale Price:	112,000	Book:	10570	Road Type:	D	Inspect Date:	08/16/2007
Owner:	HECK ALBERT J	Tax Class:	T	Sale Date:	06/22/1987	Page:	291	Rd Condition:	G	Meas Date:	08/16/2007
Address:	73 POTTER HILL ROAD GRAFTON MA 01519-1117	Tot Fin Area:	2518	Sale Type:		Cert/Doc:		Traffic:	L	Entrance:	C
		Tot Land Area:	2.572	Sale Valid:	Y			Water:	IW	Collect Id:	RB
		Sewer:		Grantor:	ELVIDGE			Sewer:	SP	Inspect Reas:	M
		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:	CL	Tot Rooms:	7	Main Fn Area:	1174	Attic:	
Story Height:	2.00	Bedrooms:	3	Up Fn Area:	1134	Bsmt Area:	684
Roof:	G	Full Baths:	2	Add Fn Area:	210	Fn Bsmt Area:	
Ext Wall:	AV	Half Baths:		Unfin Area:		Bsmt Grade:	
Shony Trim:		Ext Bath Fix:		Tot Fin Area:	2518	Foundation:	ST
Kn Qual:	M	RCNLD:	305447	Kitch Qual:	M	Eff Yr Built:	1986
Mkt Adj:		Heat Type:	FA	Ext Kitch:		Year Built:	1770
Sound Value:		Fuel Type:	O	Grade:	G	Cost Bldg:	305,400
Fireplace:	2	Bsmt Gar Cap:		Condition:	G	Att Str Val1:	
Central AC:	N	Bsmt Gar SF:		Pct Complete:		Att Str Val2:	
Att Gar SF:		%Good P/F/E/R:	///B1				
Porch Type	T	Porch Area	690	Porch Grade Factor			

LAND INFORMATION							
NBHD CODE:	4	NBHD CLASS:	5	ZONE:	R4		
Seg	Type	Code	Method	Sq-Ft	Acres	Influ-Y/N	Value
1	P	101	S	40000		N	178,752
2	R	101	S	72061		N	12,970
VALUATION INFORMATION							
Current Total:	497,100	Bldg:	305,400	Land:	191,700	MktLnd:	191,700
Prior Total:	485,600	Bldg:	281,100	Land:	184,500	MktLnd:	184,500



Property Record Card

Parcel ID: 110/071.0-0000-0102.B MAP: 071.0 BLOCK: 0000 LOT: 0102.B Parcel Address: 73 POTTER HILL ROAD FY: 2017

PARCEL INFORMATION	Use-Code: 106	Sale Price: 1	Book: 13848	Road Type: D	Inspect Date: 10/30/2006
Owner: HECK ALBERT J B	Tax Class: T	Sale Date: 12/23/1991	Page: 304	Rd Condition: G	Meas Date: 10/30/2006
Address: 73 POTTER HILL ROAD GRAFTON MA 01519-1116	Tot Fin Area: 0	Sale Type: P	Cert/Doc:	Traffic: L	Entrance: C
	Tot Land Area: 0.892	Sale Valid: N		Water: IW	Collect Id: CE
	Sewer:	Grantor: ELVIDGE WESLEY & M		Sewer: SP	Inspect Reas: C
	Exempt-B/L%	Resid-B/L% 100/100	Comm-B/L% 0/0	Indust-B/L% 0/0	Open Sp-B/L% 0/0

LAND INFORMATION

NBHD CODE: 4	NBHD CLASS: 5	ZONE: R4						
Seg	Type	Code	Method	Sq-Ft	Acres	Influ-Y/N	Value	Class
1	R	131	S	38871		N	6,996	

DETACHED STRUCTURE INFORMATION

Str	Unit	Mar-1	Mar-2	E-YR-Blt	Grade	Cond	%Good P/F/E/R	Cost	Class
G1	S	980		1900	A	A	80//80	22,900	1
SE	S	980		1920	F	F	50//50	8,800	1

VALUATION INFORMATION

Current Total:	38,700	Bldg:	31,700	Land:	7,000	MktLnd:	7,000
Prior Total:	41,800	Bldg:	30,900	Land:	10,900	MktLnd:	10,900

Sketch

No Sketch Available

Photo

No Picture Available

73 and 73 Side Potter Hill Road
Map 71, Lots 2B and 102B

Dammy Kalinowski
Tammy Kalinowski, Office Manager

PARCEL ID	LOCATION	OWNER 1	OWNER 2	ADDRESS	CITY	ST	ZIP	BK	PG
110/071.0-0-0000-0002.B	73 POTTER HILL ROAD	SPINNEY PROPERTIES LLC		125 FLANDERS ROAD, UNIT 1	WESTBOROUGH	MA	01581	56518	344
110/071.0-0-0000-0002.C	71 POTTER HILL ROAD	SPINNEY ELIZABETH ANDERSON		71 POTTER HILL ROAD	GRAFTON	MA	01519	53258	141
110/071.0-0-0000-0005.0	79 POTTER HILL ROAD	COREY KEVIN P		79 POTTER HILL ROAD	GRAFTON	MA	01519	8748	46
110/071.0-0-0000-0006.0	77 POTTER HILL ROAD	SEARLES GEOFFREY A		77 POTTER HILL ROAD	GRAFTON	MA	01519	18820	25
110/071.0-0-0000-0009.0	69 POTTER HILL ROAD	BARRY ANTHONY	BARRY SHARON	69 POTTER HILL ROAD	GRAFTON	MA	01519	21446	324
110/071.0-0-0000-0010.0	62 POTTER HILL ROAD	GRAFTON LAND TRUST INC		PO BOX 114	GRAFTON	MA	01519	41175	337
110/071.0-0-0000-0011.0	64 POTTER HILL ROAD	GRAFTON LAND TRUST INC		PO BOX 114	GRAFTON	MA	01519	41175	337
110/071.0-0-0000-0012.0	80 POTTER HILL ROAD	NORTH GRAFTON UNITED METHODIST		PO BOX 114	GRAFTON	MA	01519	41175	337
110/071.0-0-0000-0015.0	61 POTTER HILL ROAD	DIGLORIA JOSHUA		10 OVERLOOK STREET	N GRAFTON	MA	01536	39383	73
110/071.0-0-0000-0015.0	61 POTTER HILL ROAD	DI G L O R I A J O S H U A		1 LONGVIEW STREET	PALMER	MA	01069	51594	134
110/071.0-0-0000-0102.B	73 SIDE POTTER HILL ROAD	SPINNEY PROPERTIES LLC		125 FLANDERS ROAD, UNIT 1	WESTBOROUGH	MA	01581	56518	344
110/080.0-0-0000-0214.0	20 CORTLAND WAY	KOTLYAR BRIAN TRUSTEE	KOTLYAR FAMILY IRREVOCABLE TRUST	20 CORTLAND WAY	GRAFTON	MA	01519	51382	221
110/080.0-0-0000-0215.0	22 CORTLAND WAY	GONSIORAWSKI STEVEN		18 BRADLEY ROAD	WORCESTER	MA	01605	58141	221
110/080.0-0-0000-0216.0	24 CORTLAND WAY	MATHEW ATASHA R.		12 BROOKSIDE AVENUE	WORCESTER	MA	01602	53177	221
110/080.0-0-0000-0217.0	26 CORTLAND WAY	LEFORT BRIAN	LEFORT SARAH	26 CORTLAND WAY	GRAFTON	MA	01519	53993	124
110/080.0-0-0000-0218.0	28 CORTLAND WAY	DADMUN THOMAS LELAND & LUCILLE G	DADMUN THOMAS LELAND & LUCILLE G RE	28 CORTLAND WAY	GRAFTON	MA	01519	54214	250
110/080.0-0-0000-0219.0	30 CORTLAND WAY	DEBNATH TARUN		30 CORTLAND WAY	GRAFTON	MA	01519	58017	225
110/080.0-0-0000-0220.0	2 WHITE BIRCH LANE	TENNEY ROBERT F	TENNEY LAURI	2 WHITE BIRCH LANE	GRAFTON	MA	01519	41367	142
110/080.0-0-0000-0221.0	4 WHITE BIRCH LANE	VACCA JAMES F JR	VACCA JENNIFER	4 WHITE BIRCH LANE	GRAFTON	MA	01519	32331	127
110/080.0-0-0000-0222.0	6 WHITE BIRCH LANE	MOSSEY JAMES J JR		6 WHITE BIRCH LANE	GRAFTON	MA	01519	32622	136