



**ZONING BOARD OF APPEALS
TOWN OF GRAFTON**
GRAFTON MEMORIAL MUNICIPAL CENTER
30 PROVIDENCE ROAD
GRAFTON, MASSACHUSETTS 01519
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**THE COMMONWEALTH OF MASSACHUSETTS
Town of Grafton
BOARD OF APPEALS**

Thursday, May 02, 2019

**Case Number: 2019/859
Special Permit**

BRIAN PRUE of 54 PROVIDENCE ROAD requesting that the Zoning Board of Appeals grants a Special Permit:

TO ALLOW AN ADDITION OF A 24' x 20' GARAGE ADDITION ON A PRE-EXISTING, NON-CONFORMING STRUCTURE. THE CURRENT GARAGE IS 6/2' AND 8.8' FEET FROM THE SETBACK, LOOKING FOR 6.2' AND 4' OF RELIEF FROM THE SETBACK. BOOK: 57024 PAGE: 213

At their duly held meeting Thursday, May 02, 2019 the Zoning Board of Appeals took the following action

Motion was made Mr. Yeomans and seconded by Ms. Reed, that the Zoning Board of Appeals grant a Special Permit to BRIAN PRUE at 54 PROVIDENCE ROAD, GRAFTON MA TO ALLOW A 24' X 20' ADDITION TO AN EXISTING GARAGE, PER EXHIBIT A.

FINDINGS:

- F1. THE STRUCTURE WAS BUILT IN 1950.
 - F2. THE PARCEL IS LOCATED IN THE R40 ZONING DISTRICT.
 - F3. THE PARCEL HAS 0 FEET OF FRONTAGE.
 - F4. THE R40 ZONE REQUIRES A 40,000 SQ. ST. LOT.
 - F5. THE STRUCTURE IS LOCATED ON A 34,176 SQ. FT. LOT.
 - F6. THE R40 ZONE REQUIRES A 15' SIDE SET YARD SETBACK AND THE STRUCTUREW IS LOCATED 6' 2" OFF THE SIDE YARD SETBACK.
- BASED ON FINDINGS F1-F6, THE CURRENT STRUCTURE IS A PRE-EXISTING, NON-CONFORMING STRUCTURE.
- F7. THE CURRENT USE IS A RESIDENTIAL GARAGE AND THE PROPOSED USE IS A RESIDENTIAL GARAGE.
 - F8. THE NEIGHBORHOOD CONSISTS PRIMARILY RESIDENTIAL PROPERTIES.

BASED ON FINDINGS F7-F8 THE PROPOSED ADDITION IS NOT MORE DETRIMENTAL TO THE NEIGHBORHOOD.

F10. THE LOT IS IN THE WATER SUPPLY PROTECTION OVERLAY DISTRICT.

F11. THE CHANGE IS AN INCREASE OF 480 SQUARE FEET, WHICH IS LESS THAN MAX 50% INCREASE ALLOWED.

On a roll-call vote:

Chairman, William McCusker:	Yes	Karl Chapin:	Yes
Vice Chairman, William Yeomans:	Yes	Marianne Desrosiers (Alternate):	Yes
Clerk, Kay Reed:	Yes	Brian Waller (Alternate):	Absent
Elias Hanna:	Absent		

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: _____

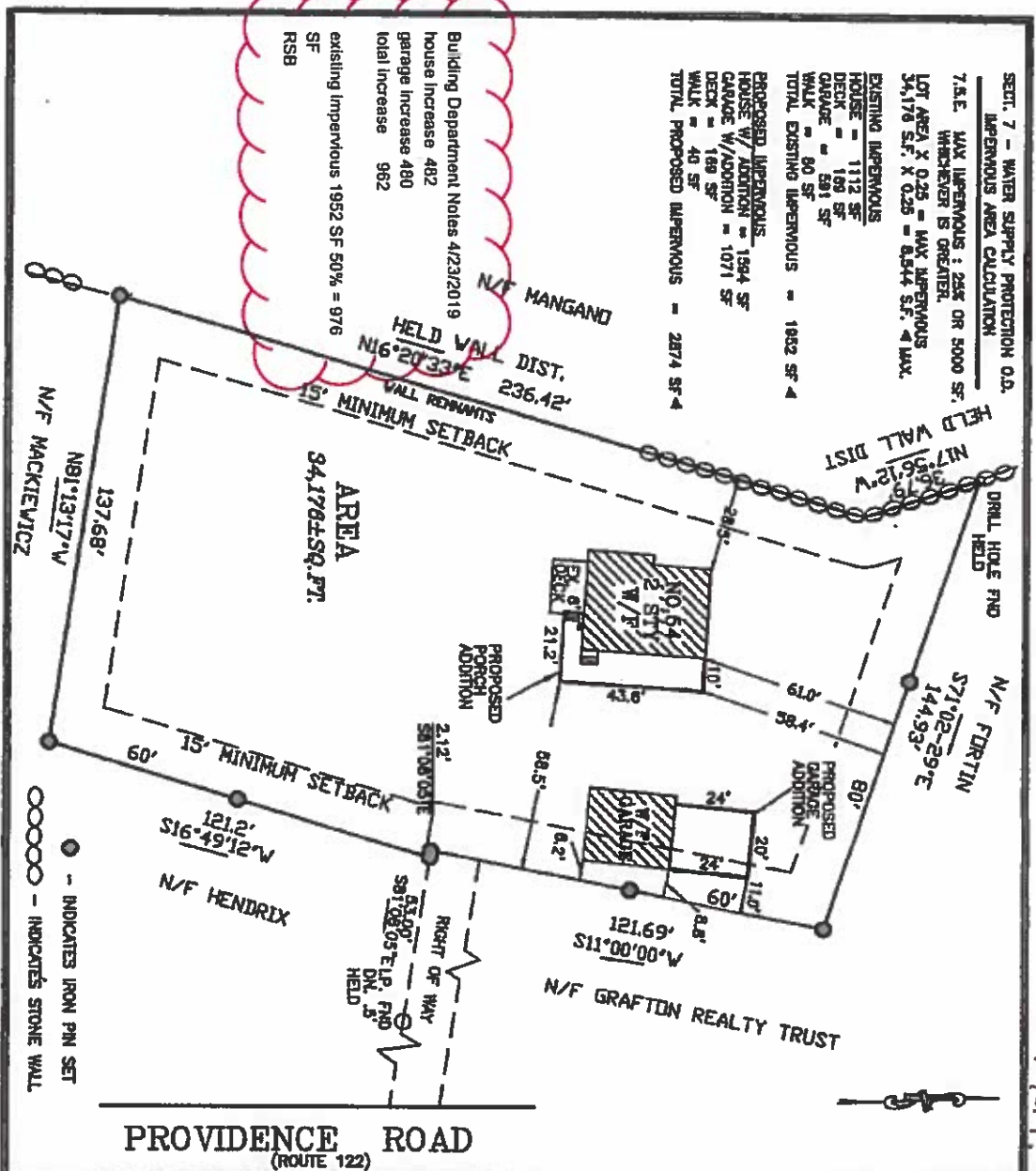
Karl Chapin: 

Marianne Desrosiers: 

Brian Waller: _____

Clair D. Bruce

EXH. A 5/2/19



SECT. 7 - WATER SUPPLY PROTECTION O.D.
IMPERVIOUS AREA CALCULATION

7.5.E. MAX IMPERVIOUS : 25% OR 5000 SF. WHICHEVER IS GREATER.
LOT AREA X 0.25 = MAX IMPERVIOUS
34,178 S.F. X 0.25 = 8,544 S.F. < MAX.

EXISTING IMPERVIOUS
HOUSE = 1112 SF
DECK = 199 SF
GARAGE = 591 SF
WALK = 90 SF
TOTAL EXISTING IMPERVIOUS = 1992 SF

PROPOSED IMPERVIOUS
HOUSE W/ ADDITION = 1594 SF
GARAGE W/ ADDITION = 1071 SF
DECK = 189 SF
WALK = 40 SF
TOTAL PROPOSED IMPERVIOUS = 2874 SF

Building Department Notes 4/23/2019
house increase 482
garage increase 480
total increase 962
existing impervious 1952 SF 50% = 976 SF
RSB

PROPOSED ADDITION PLAN

ADDRESS: 94 PROVIDENCE ROAD
CITY/TOWN OF: GRAFTON, MASSACHUSETTS
SCALE: 1" = 40 FEET DATE: OCTOBER 18, 2018
REVISION: APRIL 2, 2019

DEED & PLAN REFERENCE
WORCESTER Registry of Deeds
DEED BOOK 57024 PAGE 213
PLAN BOOK 331 PAGE 15

ZONING DISTRICT: R4D WATER SUPPLY PROTECTION OVERLAY
MIN. FRONT SETBACK: 30 FEET
MINIMUM SIDE AND REAR SETBACK: 15 FEET

DEED SURVEY
DEED SURVEY ASSOCIATES INC.
50 PRESERVE PLACE
WEST BOSTON, MA 01885

PROVIDENCE ROAD (ROUTE 122)

SEAL: COMMONWEALTH OF MASSACHUSETTS REGISTERED PROFESSIONAL LAND SURVEYOR
RONALD THAMMONGKOL
NO. 57851
REV 4-2-2019