



TOWN OF GRAFTON
 GRAFTON MEMORIAL MUNICIPAL CENTER
 30 PROVIDENCE ROAD
 GRAFTON, MASSACHUSETTS 01519
 (508) 839-5335 x1190 • FAX (508) 839-4602
 www.grafton-ma.gov

**ZONING DETERMINATION
 TO BE COMPLETED BY APPLICANT**

NAME _____
 STREET _____ CITY/TOWN _____
 STATE _____ ZIP _____ TELEPHONE _____
 NAME OF PROPERTY OWNER (if different from Applicant) _____

SITE INFORMATION

STREET AND NUMBER _____
 ASSESSOR'S MAP(S) _____ LOT #(S) _____
 LOT SIZE _____ FRONTAGE _____
 CURRENT USE _____
 PROPOSED USE _____

TO BE COMPLETED BY THE ZONING ENFORCEMENT OFFICER

The project is zoned (check all that apply)

- A** - Agricultural
- R40** – Residential 40,000 sf
- R20** – Residential 20,000 sf
- RMF** – Residential Multi-Family
- NB** – Neighborhood Business
- CB** – Community Business
- I** - Industrial
- OLI** – Office / Light Industry
- FP** – Flood Plain

Overlay Districts

- WSPO** – Water Supply Protection Overlay District
- CDO** – Campus Development Overlay District
- FSGOD** – Fisherville Smart Growth Overlay District
- PDSOD** – 43D Priority Development Overlay District

The proposed use is:

- Permitted in the zone(s)
- Conditionally permitted in the zone(s)
- Not permitted in the zone(s)

The proposal must be heard by the following Board:

- Planning Board
 - _____ Special Permit
 - _____ Site Plan Approval Only
 - _____ Other _____
- Zoning Board of Appeals

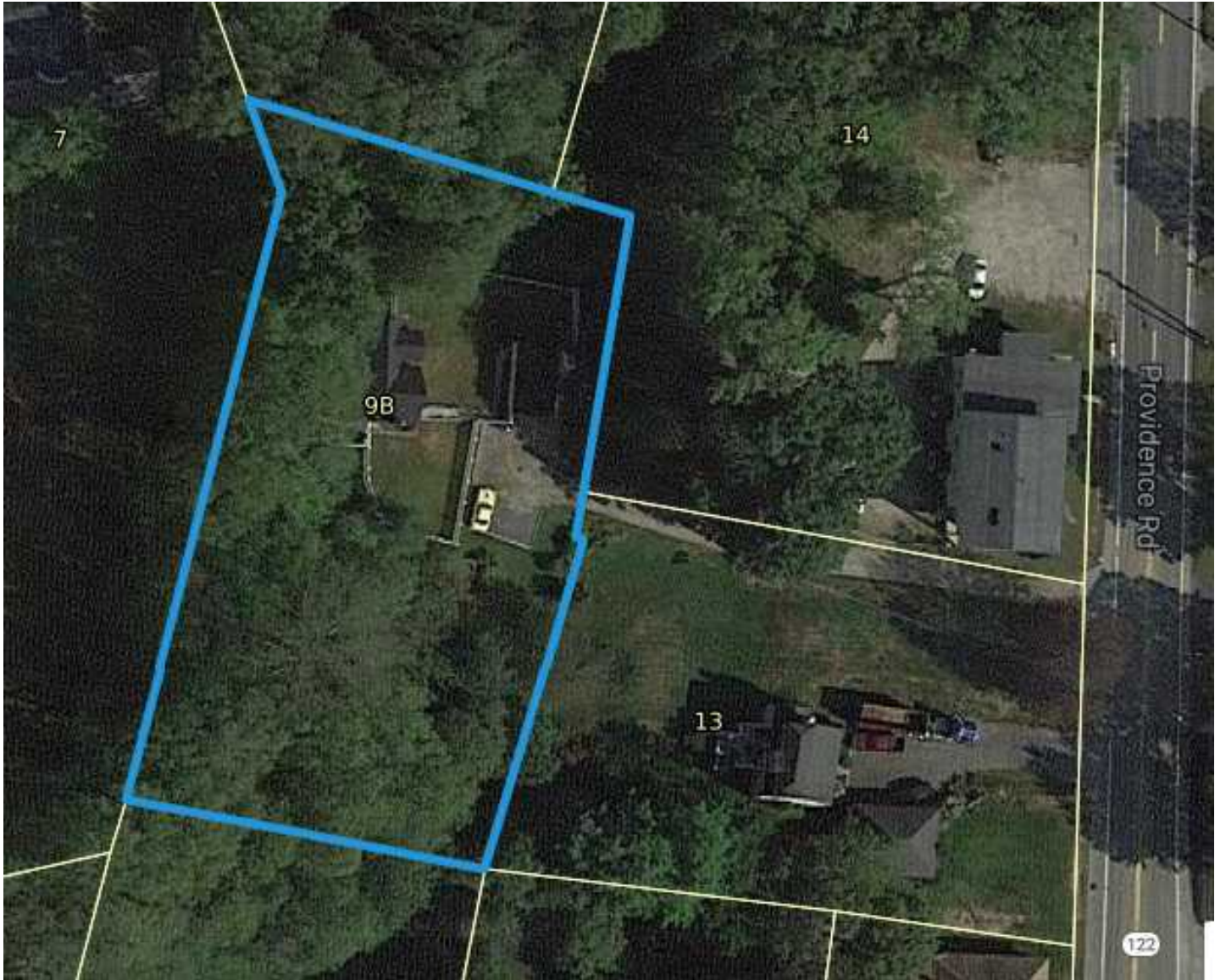
Notes:

Zoning Enforcement Officer _____

Robert J. Bergeron

Date: 4/23/2019

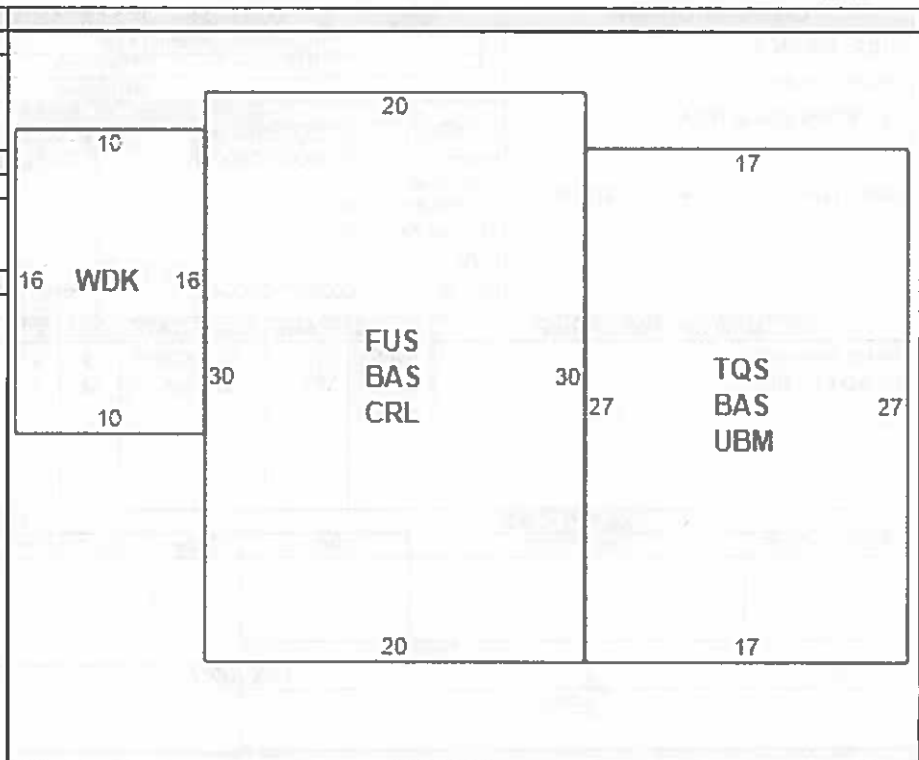
Grafton Zoning By-Law Section 1.3.6.2 Any person aggrieved by reason of his inability to obtain a permit or enforcement action from the Inspector of Buildings or other administrative officer under the provisions of this By-Law, or any person including an officer or board of the Town, aggrieved by an order of decision of the Inspector of Buildings, or other administrative officer, in violation of the provisions of Chapter 40A of the General Laws or any provision of this By-Law, may file an appeal in accordance with the provisions of Chapter 40A of the General Laws.



CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	CO	Conventional			
Model	01	Residential			
Grade	04	Average +10			
Stories	2.00				
Occupancy	1				
Exterior Wall 1	25	Vinyl Siding			
Exterior Wall 2					
Roof Type	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	00	Typical			
Interior Wall 2					
Interior Floor 1	00	Typical			
Interior Floor 2					
Heat Fuel	02	Oil			
Heat Type	04	Forced Air-Duc			
AC Type	01	None			
Bedroom(s)	3				
Full Bath(s)	2				
Half Bath(s)	1				
Extra Fixture(s)	0				
Total Rooms	8				
Bathroom Quali	T	Typical			
Kitchen Quality	T	Typical			
Extra Kitchen(s)	0				
Foundation	06	Concrete			
Bsmnt Garage C	0				
Gas Fireplaces	0				
Stacks					
Fireplaces					
Fin Bsmnt Area	312				
Fin Bsmnt Grade	03	BG Average			
Basement Type	05	Partial Exposed			

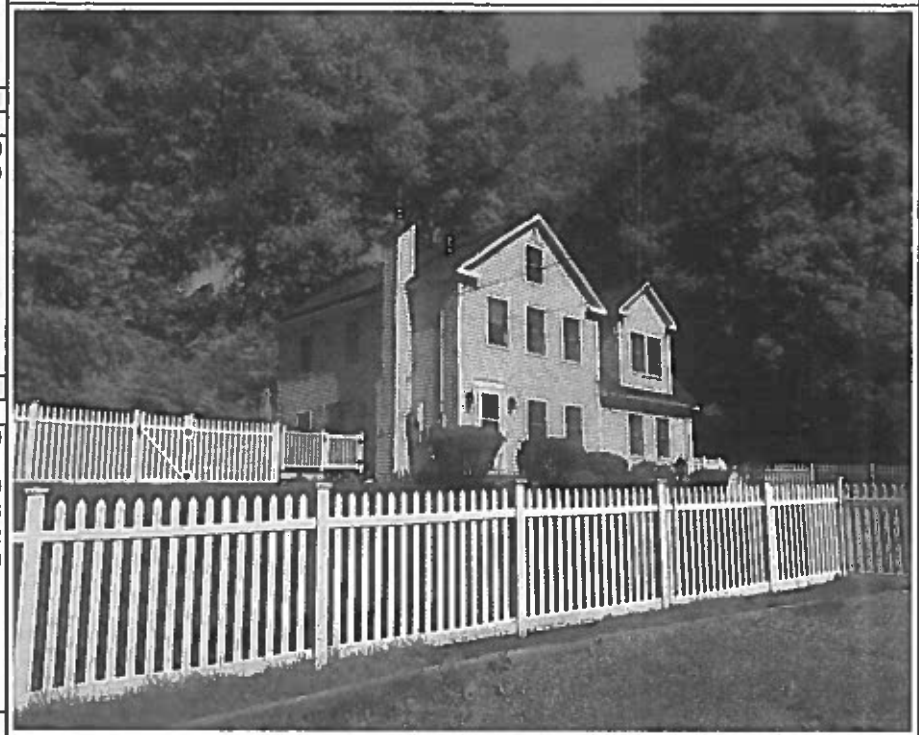
MIXED USE		
Code	Description	Percentage
1010	Single Family	100
		0
		0

COST / MARKET VALUATION	
Rcn	278,540
AYB	1950
Effective Year Built	1987
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	31
Functional Obsol	0
Economic Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	69
RCNLD	192,200
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Year	Cond. Cd	% Good	Grade	Grade Adj.	Appr. Value
FGR1	GARAGE-AVE	L	660	29.00	2000	A	75	A	1.00	14,400
SOL1	SOLAR PANEL	L	25	0.00			100		0.00	0

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,059	1,059	1,059	128.72	136,310
CRL	Crawl Space	0	600	30	6.44	3,861
FUS	Fin Upper Sty	600	600	600	128.72	77,229
TQS	Three Qtr Sty	344	459	344	96.47	44,278
UBM	Unfin Bsmnt	0	459	115	32.25	14,802
WDK	Wood Deck	0	160	16	12.87	2,059
Ttl Gross Liv / Lease Area		2,003	3,337	2,164		



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
34,176 S.F. X 0.25 = 8,544 S.F. ◀ MAX.

EXISTING IMPERVIOUS

HOUSE = 1112 SF
DECK = 169 SF
GARAGE = 591 SF
WALK = 80 SF
TOTAL EXISTING IMPERVIOUS = 1952 SF ◀

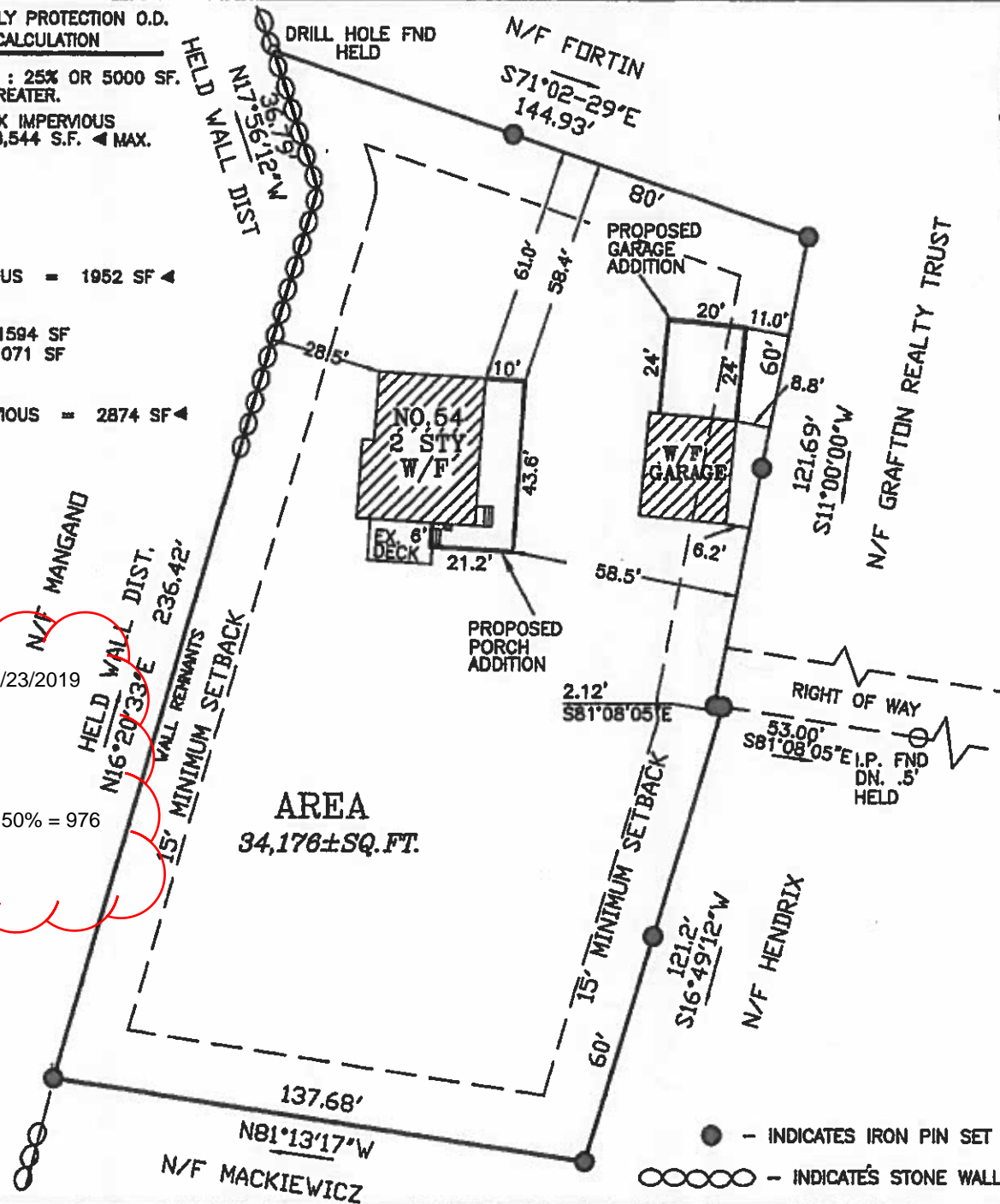
PROPOSED IMPERVIOUS

HOUSE W/ ADDITION = 1594 SF
GARAGE W/ ADDITION = 1071 SF
DECK = 169 SF
WALK = 40 SF
TOTAL PROPOSED IMPERVIOUS = 2874 SF ◀

922 increase

Building Department Notes 4/23/2019
house increase 482
garage increase 480
total increase 962

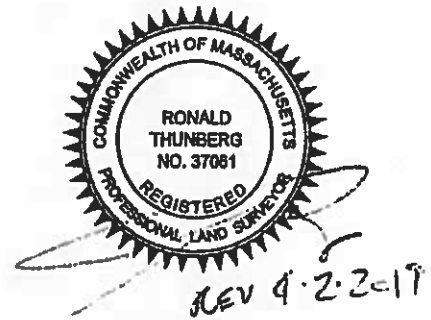
existing impervious 1952 SF 50% = 976 SF
RSB



PROPOSED ADDITION PLAN

ADDRESS: 54 PROVIDENCE ROAD
CITY/TOWN of: GRAFTON, MASSACHUSETTS
SCALE: 1" = 40 FEET DATE: OCTOBER 18, 2018
REVISED: APRIL 2, 2019

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



ZONING DISTRICT: R40 WATER SUPPLY PROTECTION OVERLAY
MIN. FRONT SETBACK: 30 FEET
MINIMUM SIDE AND REAR SETBACK: 15 FEET

HUB SURVEY
HUB SURVEY ASSOCIATES INC.
10 PHELPS PLACE
WEST BOYLSTON, MA 01583

- - INDICATES IRON PIN SET
- ○ ○ ○ - INDICATES STONE WALL

