

RECEIVED

DEC 08 2020

Zoning B



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



2020 00149064
Bk: 63893 Pg: 25
Page: 1 of 3 12/03/2020 02:16 PM WD

CERTIFICATE OF NO APPEAL

DECISION: GRAFTON ZONING BOARD OF APPEALS
872 – Special Permit

PETITIONER: Christopher Mulvey
26 Kaye Circle, North Grafton, MA 01536

OWNER: Christopher Mulvey
26 Kaye Circle, North Grafton, MA 01536

DEED REFERENCE: 26 Kaye Circle
Assessor's Map 28, Lot, 31
Worcester District Registry of Deeds
Book 59895, Page 150

This is to certify that the Decision of the Grafton Zoning Board of Appeals to extend a pre-existing, non-conforming structure with the construction of a 1,400 sq. foot 3 car garage at property located at 26 Kaye Circle, North Grafton, MA. The Decision was duly recorded in the Town Clerks office on September 9, 2020 at 8:38 a.m.

No Notice of Appeal of the Decision was filed in this office within the twenty days next, the appeal period ending on September 29, 2020.

A true copy, ATTEST:

Paul J. Cook, Assistant 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

RECEIVED TOWN CLERK
 GRAFTON, MA
 2020 SEP -9 AM 8:38

THE COMMONWEALTH OF MASSACHUSETTS
 Town of Grafton
 BOARD OF APPEALS

Thursday, September 3, 2020

Case Number:
 2020/872
 Special Permit

CHRISTOPHER MULVEY of 26 KAYE CIRCLE requesting that the Zoning Board of Appeals grants a Special Permit:

TO ALLOW THE CONSTRUCTION OF A 1,400 SQ. FOOT 3 CAR GARAGE ON A PRE-EXISTING, NON-CONFORMING STRUCTURE. WHERE A 30' FRONT SETBACK IS REQUIRED AND THE DWELLING IS 24.3' OFF THE FRONT LOT LINE. LOOKING FOR 5.7' OF RELIEF.

At their duly held meeting on Thursday, September 3, 2020 the Zoning Board of Appeals took the following action: Motion was made by Mr. Yeomans and seconded by Vice Chair Ms. Desrosiers:

That the Zoning Board of Appeals grant a Special Permit to CHRISTOPHER MULVEY at 26 KAYE CIRCLE GRAFTON MA TO CONSTRUCT A 1,400 SQ. FOOT, 3 CAR GARAGE PER EXHIBIT A, ATTACHED.

FINDINGS:

- F1. THE STRUCTURE WAS BUILT IN 1954.
- F2. THE PARCEL IS LOCATED IN THE R20 ZONING DISTRICT.
- F3. THE R20 ZONE REQUIRES 140' OF FRONTAGE.
- F4. THE R20 ZONE REQUIRES A 20,000 SQUARE FOOT LOT.
- F5. THE LOT IS 19,102 SQUARE FEET.
- F6. THE R20 ZONE REQUIRES A 30' FRONT YARD SETBACK AND THE STRUCTURE IS LOCATED 24.3' OFF THE FRONT YARD
- BASED ON FINDINGS F1 TO F6, THE CURRENT STRUCTURE IS A PRE-EXISTING, NON-CONFORMING STRUCTURE.
- F7. THE CURRENT USE IS RESIDENTIAL.
- F8. THE CURRENT HOME IS A 4 BEDROOM, 2 BATH HOME, PROPOSED HOME IS A 4 BEDROOM, 2 BATH HOME.
- F9. THE NEIGHBORHOOD CONSISTS OF PRIMARILY RESIDENTIAL DWELLINGS.
- BASED ON FINDINGS F7 TO F10, THE PROPOSED ADDITION IS NOT MORE DETRIMENTAL TO THE NEIGHBORHOOD.

Attest:

Paul J. Cook, Assistant Town Clerk

A complete file of this case (Case # 872/2020 is on file with the Town Clerk.)
 Grafton, MA

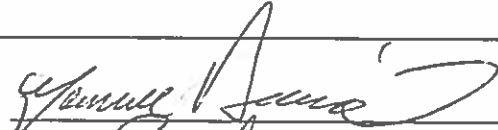

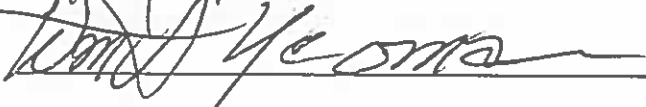
On a roll-call vote:

Chairman: Yes
Vice Chariman: Yes
Clerk: Yes
Member 1: Yes

Member 2: Yes
Alternate 1: Present at Hearing
Alternate 2: Present at Hearing

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 _____
Marianne Desrosiers, Vice Chairman  _____
Kay Reed, Clerk  _____
William Yeomans, Member  _____
Brian Waller, Member _____

A true copy;

Attest:



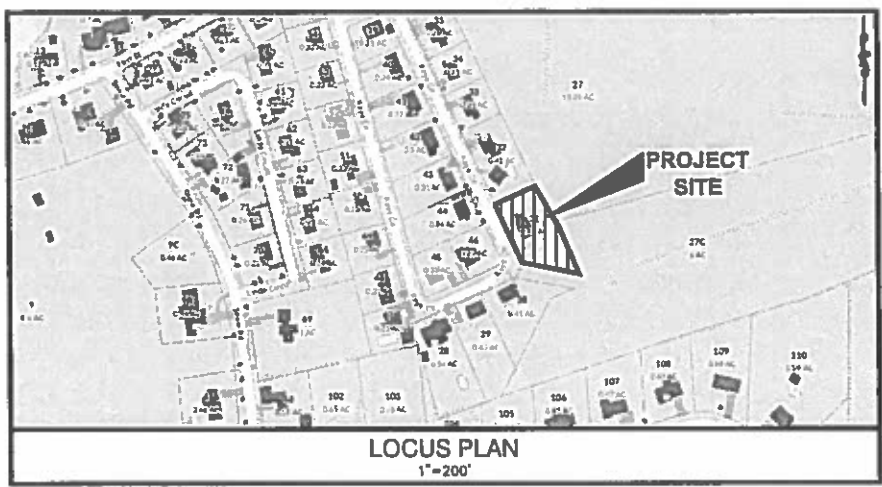
Paul J. Cook, Assistant Town Clerk

Grafton, MA

Ex. A - 7/31/2020



NOT FOR CONSTRUCTION
THIS PLAN IS FOR PERMITTING PURPOSES ONLY AND SHALL NOT BE USED FOR CONSTRUCTION.



LOCUS PLAN
1"=200'

- NOTES:**
1. THIS PLAN WAS PREPARED BY H. S. & T. GROUP, INC. OF WORCESTER, MASSACHUSETTS AND IS BASED ON AN ON THE GROUND BOUNDARY SURVEY PERFORMED BY H. S. & T. GROUP, INC. ON MAY 20, 2020.
 2. THE DEEDS FOR THESE PARCELS ARE RECORDED IN BOOK 59895 PAGES 150 AT THE WORCESTER REGISTRY OF DEEDS.
 3. THE GRAFTON ASSESSOR'S GRID INDEX MAPS SHOW THESE PROPERTIES AS MAP-BLOCK-LOT 26-0000-0031.
 4. THIS PROPERTY IS PART OF THE MEDIUM DENSITY RESIDENTIAL, (R-20) ZONING DISTRICT IN THE TOWN OF GRAFTON, MASSACHUSETTS.
 5. PROPOSED WORK WILL REQUIRE A NOTICE OF INTENT FILING WITH GRAFTON CONSERVATION COMMISSION AND MASSDEP.

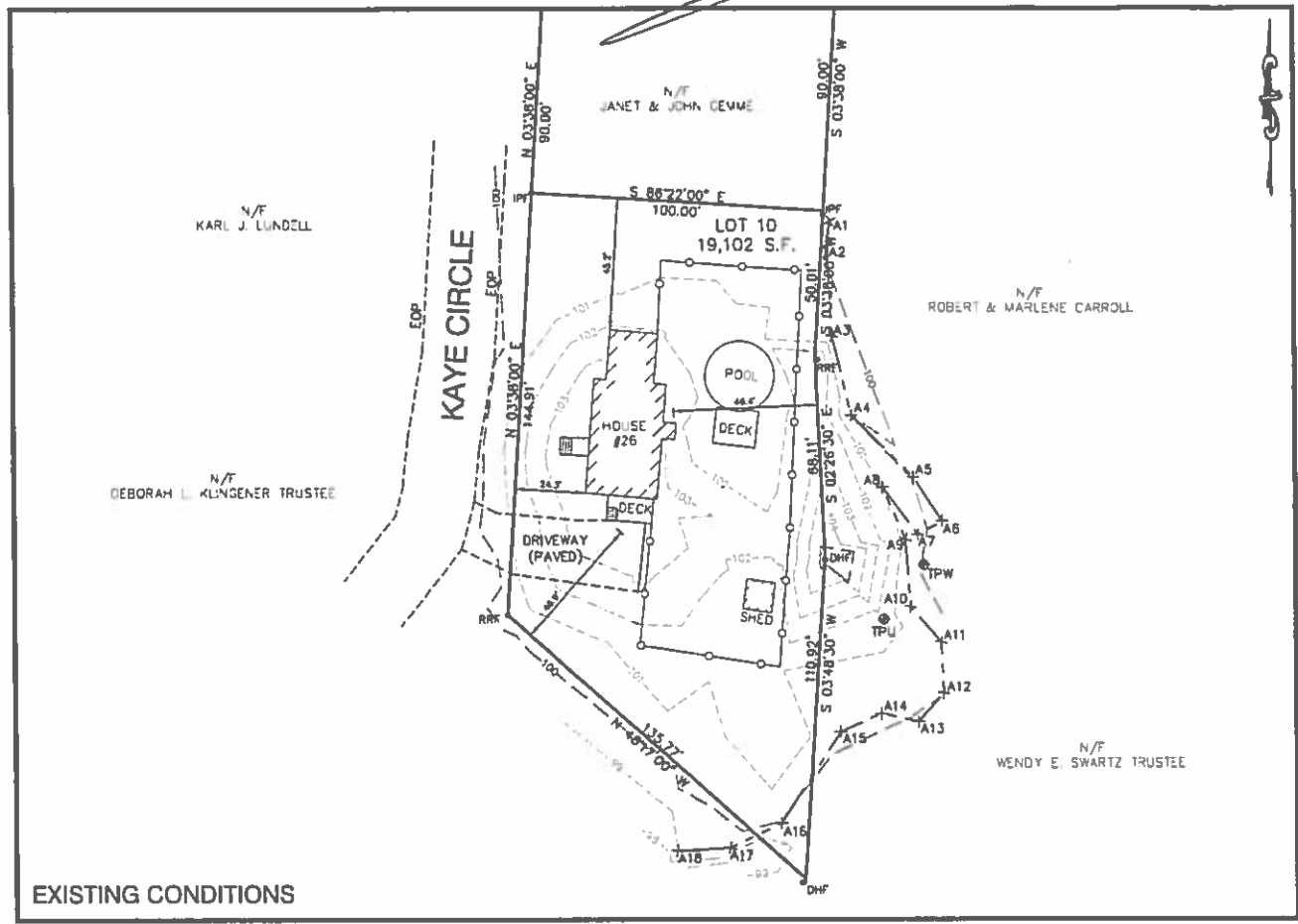
LOT ZONING SUMMARY
TOTAL LOT AREA: 19,102 SF
ZONING DISTRICT: R-20
EXISTING USE: EXISTING SINGLE FAMILY DWELLING
PROPOSED USE: ATTACHED GARAGE ADDITION ONTO EXISTING DWELLING

ZONING TABLE

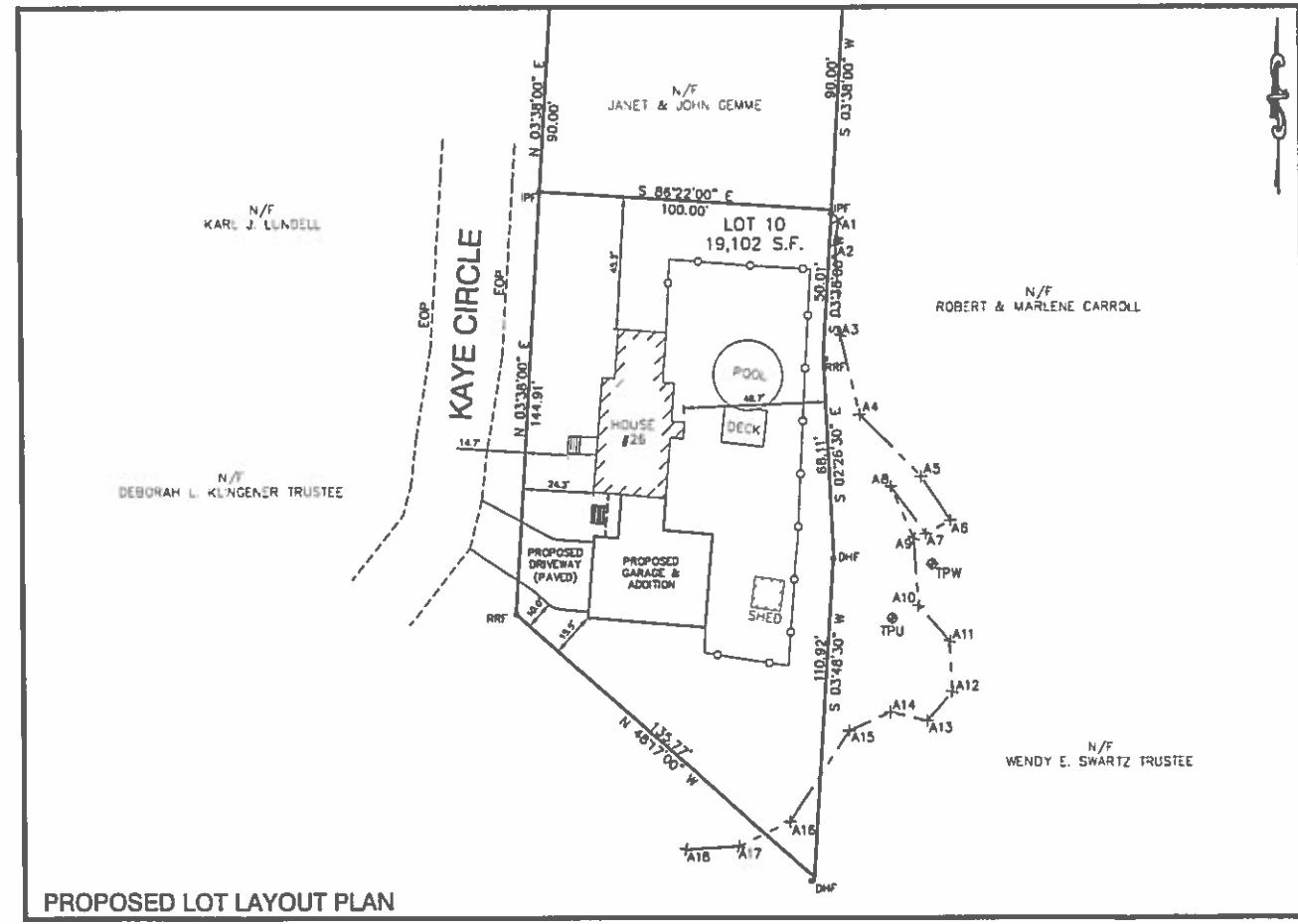
ZONING REGULATION-SINGLE FAMILY	REQUIRED/ALLOWED	EXISTING	PROPOSED
MINIMUM LOT AREA	20,000 SF	19,102 SF	19,102 SF
MINIMUM LOT FRONTAGE	125 FT	144.91 FT	144.91 FT
MINIMUM FRONT YARD SETBACK	30 FT	24.3 FT	24.3 FT
MINIMUM SIDE YARD SETBACK	15 FT	45.2 FT	15.5 FT
MINIMUM REAR YARD SETBACK	30 FT	48.7 FT	48.7 FT
MAXIMUM LOT COVERAGE	30%	6.8%	14%

- THE FOLLOWING RELIEF IS REQUESTED:**
1. SPECIAL PERMIT FOR THE EXPANSION OF A PRIVILEGED NONCONFORMING STRUCTURE (NONCONFORMING DUE TO A FAILURE TO SATISFY THE DIMENSIONAL REQUIREMENTS OF THE ZONING DISTRICT).

A true copy;
Attest:
Paul J. Cook
Paul J. Cook, Assistant Town Clerk
Grafton, MA



EXISTING CONDITIONS



PROPOSED LOT LAYOUT PLAN

PLAN REVISIONS:

NO.	DATE	DESCRIPTION	BY
2	8-21-20	ZBA COMMENTS	ZC
1	8-06-20	ZBA COMMENTS	ZC



H. S. & T. GROUP, INC.
PROFESSIONAL CIVIL ENGINEERS & LAND SURVEYORS
75 HAMMOND STREET - 2ND FLOOR
WORCESTER, MASSACHUSETTS 01610-1723
PHONE: (508) 757-4944 FAX: (508) 752-8895
EMAIL: INFO@HSTGROUP.NET WWW.HSTGROUP.NET

SPECIAL PERMIT SITE PLAN

26 KAYE CIRCLE, NORTH GRAFTON, MA
APPLICANT/OWNER:
CHRISTOPHER MULVEY & LAURA CRANSHAW
26 KAYE CIRCLE, NORTH GRAFTON, MA

DATE: 07/16/2020	COMP'D: DJT	FIELD:	PS
SCALE: 1"=30'	CAD: STF	F.L.D. BK:	657-104
ZONE: R2	REV'D: DJT	DWG:	KAYE26SITE
JOB NUMBER: 6727	SHEET NUMBER 1 OF 1		
DWG NUMBER: XXXX			