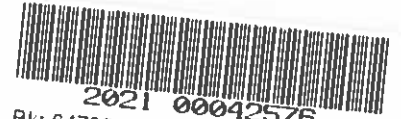




TOWN CLERK

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



Bk: 64792 Pg: 251
Page: 1 of 4 03/29/2021 12:00 PM WD

CERTIFICATE OF NO APPEAL

DECISION: GRAFTON ZONING BOARD OF APPEALS
870-1- Special Permit

PETITIONER: Steve Belfiore, 10-12 Bridge Street, LLC
10 Bridge Street, North Grafton, MA 01536

OWNER: Steve Belfiore, 10-12 Bridge Street, LLC
10 Bridge Street, North Grafton, MA 01536

DEED REFERENCE: 10-12 Bridge Street
Assessor's Map 27, Lot 20
Worcester District Registry of Deeds
Book 54578, Page 49

This is to certify that the Decision of the Grafton Zoning Board of Appeals to change condition C3 to expire on December 1, 2021 to allow a 30' X 30' temporary tent at property located at 10 Bridge Street, North Grafton. The Decision was duly recorded in the Town Clerks office on March 5, 2021 at 11:58 am.

No Notice of Appeal of the Decision was filed in this office within the twenty days next, the appeal period ending on March 25, 2021.

A true copy, ATTEST:


Kandy L. Lavallee, Town Clerk
Grafton, MA



**ZONING BOARD OF APPEALS
TOWN OF GRAFTON**

GRAFTON MEMORIAL MUNICIPAL CENTER
30 PROVIDENCE ROAD
GRAFTON, MASSACHUSETTS 01519

Phone: (508) 839-5335 ext 1157 • FAX: (508) 839-4602
www.grafton-ma.gov

**THE COMMONWEALTH OF MASSACHUSETTS
Town of Grafton
BOARD OF APPEALS**

**2020/Case#870-1
Special Permit**

RECEIVED TOWN CLERK
GRAFTON, MA
2021 MAR -5 AM 11:53

Decision of the Board of Appeals on the request from STEVE BELFIORE, 10-12 BRIDGE STREET LLC, of 10 BRIDGE STREET, that the Zoning Board of Appeals grant a minor modification to to Special Permit 2020/#870 issued on June 11, 2020:

TO CHANGE CONDITION C3 TO EXPIRE ON DECEMBER 1, 2021

At their duly held meeting on Thursday, February 25, 2021 the Zoning Board of Appeals took the following action: Motion made by Mr. Yeomans and seconded by Ms. Reed that the Zoning Board of Appeals DETERMINE THE CHANGE OF Special Permit 2020/#870 Condition C3 to expire December 1, 2021 is a minor modification. The modified Special Permit reads:

SPECIAL PERMIT 2020/#870 granted to STEVE BELFIORE, 10-12 BRIDGE STREET LLC, AT 10 BRIDGE STREET, NORTH GRAFTON, MA 01536 TO ALLOW A 30' X 30' TEMPORARY TENT AS DEPICTED IN THE SUBMITTED DRAWING TITLED "Proposed Addition Site Plan" DATED MAY 7, 2020 BOOK: 54578 PAGE: 49 THIS SPECIAL PERMIT IS SUBJECT TO THE FOLLOWING CONDITIONS:

- C1. The approval shall only take effect upon the commencement of Phase II of the Governor's Reopening Plan and shall be subject to compliance with the Governor's Mandatory Reopening Safety Standards.
- C2. At no time shall the provided seating capacity of associated indoor and outdoor seating facilities exceed the original capacity of the restaurant after subtracting three seats for each parking space temporarily used to accommodate outdoor seating.
- C3. This temporary approval shall expire on December 1, 2021.
- C4. All other conditions of any Special Permits for this location remain in full force and effect.




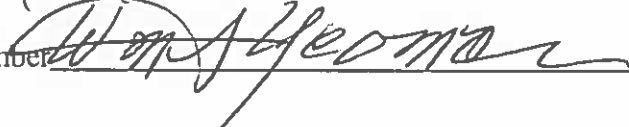
ON A ROLL CALL VOTE:

William McCusker, Chairman: YES
Marianne Desrosiers, Vice Chairman: YES
Kay Reed, Clerk: YES
William Yeomans, Member: YES

Brian Waller, Member: YES
Carl Parisi, Alternate Member:
Peter Adams, Alternate Member:

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 _____
Carl Parisi, Alternate Member _____
Peter Adams, Alternate Member _____

A complete file of this case (Case #870-1/2021) is on file with the Town Clerk.

A true copy;

Attest:



Kandy L. Lavallee, Town Clerk
Grafton, MA

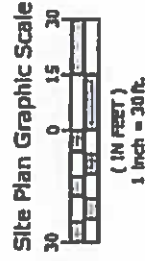


Land Planning, Inc.
 Civil Engineers • Land Surveyors
 Environmental Consultants

Bellingham
 187 Harvard Ave.
 Bellingham, MA 02018
 509-869-4130

North Grafton
 214 Worcester St.
 North Grafton, MA 01530
 508-833-8528

Malden
 1115 Main Street
 Malden, MA 02148
 781-324-1144
 www.landplanninginc.com



Proposed Addition Site Plan
 Located at
 10-12 Bridge Street
 North Grafton, MA
 owned by
10-12 Bridge Street, LLC
 33 South Street
 Grafton, MA 01519
 May 7, 2020

G 9183

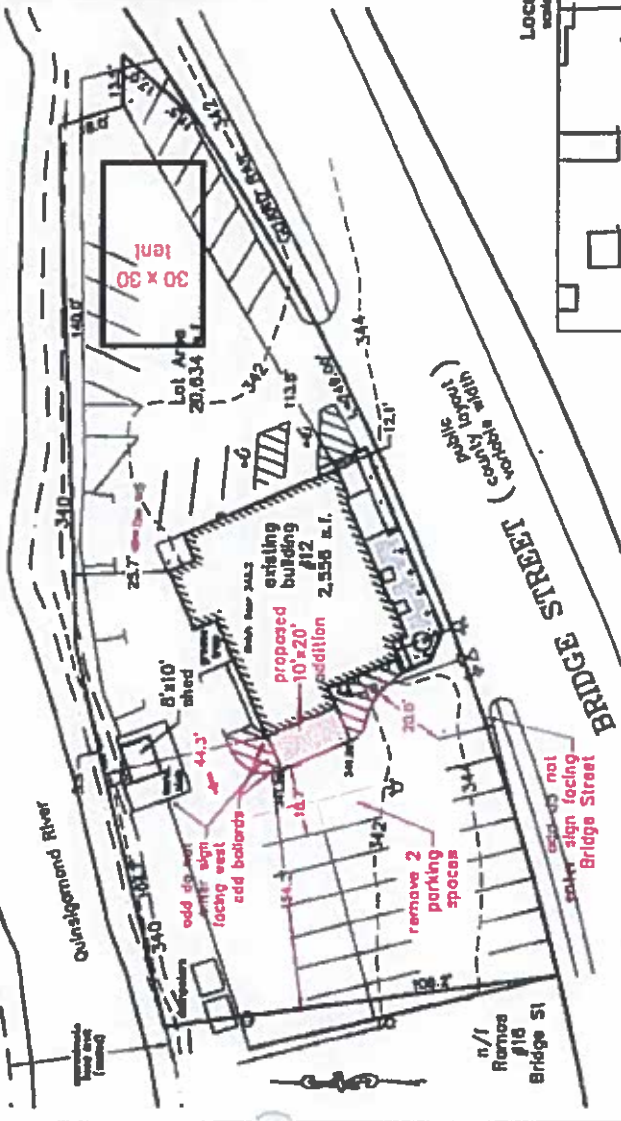
zoning district: Industrial

Required	Provided
Lot Area	40,000 s.f. 39,634 s.f.
Frontset	32'
Front Yard	40'
Side Yard L	35'
Side Yard R	35'
Rear Yard	35'
Coverage	40% max. 43.4%

proposed parking schedule:

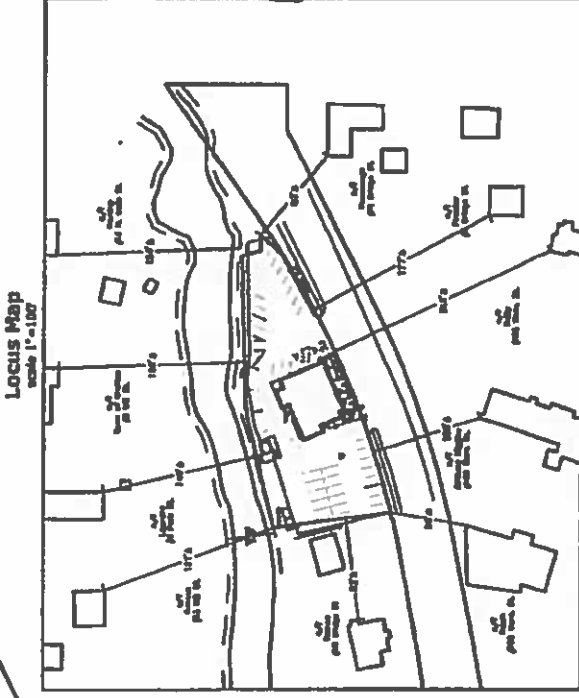
Amount	Spaces
117	29
11	12
2	5
total	51

provided areas 31 (currently 41)
 provided areas employees 20
 No new seats or employees are proposed



- note 1: The proposed work is shown in red.
- note 2: The proposed addition area is currently pavement. No new impervious areas are proposed.
- note 3: The site is located within the Water Supply Protection Overlay District. Conservation Commission Approval may be required.
- note 4: 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.

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 FEMA Map # 25027C02827E dated 07/04/11.



Date: _____
 Norman G. Hill, PLS #41786