

January 27, 2021

Grafton Grill & Crust
10 Bridge Street
North Grafton MA 01536

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FEB 16 2021

Zoning Board of Appeals

Dear ZBA Members,

We would like to request a minor modification to the special permit issued on June 11, 2020 allowing a temporary tent in the Grafton Grill & Crust parking lot extending the expiration date specified in C3 from November 1, 2020 to December 1, 2021. We appreciate your consideration as currently this is crucial to the success of our business.

Thank you for your help,

Steve and Lori Belfiore



**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

2020 JUN 16 PM 12:02

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GRAFTON MA

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

**2020/Case#870
Special Permit**

Decision of the Board of Appeals on the petition from STEVE BELFIORE, 10-12 BRIDGE STREET LLC, of 10 BRIDGE STREET, NORTH GRAFTON, MA . Requesting that the Zoning Board of Appeals grant a SPECIAL PERMIT for:
A 30' X 30' TEMPORARY TENT ON THE RIGHT SIDE OF THE PARKING LOT TO USE AS TABLE SERVICE. MAP: 27 LOT: 20

At their duly held meeting on Thursday, June 11, 2020 the Zoning Board of Appeals took the following action: Motion made by Mr. Yeomans and seconded by Mr. Waller that the Zoning Board of Appeals grant a SPECIAL PERMIT to 10-12 BRIDGE STREET, LLC, at 10 BRIDGE STREET, NORTH GRAFTON, MA 01536

TO ALLOW A 30' X 30' TEMPORARY TENT, AS DEPICTED IN SUBMITTED DRAWING "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 November 1, 2020.
- C4. All other conditions of any Special Permits for this location remain in full force and effect.

FINDINGS:

- F1. The structure was built in 1880.
- F2. The parcel was purchased in 2015.
- F3. The parcel is located in the I zoning district.
- F4. The I zone requires a 40,000' square foot lot.

F5. The structure is located on a 20,634 square foot lot.
F6. The I zone requires a 40' front yard setback and the structure is located 12.1 feet off the front yard setback.

Based on findings F1 to F6, the house is a pre-existing, non-conforming structure.

F7. The current use is a restaurant.

F8. The neighborhood consists of primarily commercial uses.

F9. The proposal will not increase the capacity of the restaurant.

F10. Although the proposal removes 11 parking spots, the premises will still have ample parking for the 64 seats.

Based on findings F7 to F10 the proposed addition is not more detrimental to the neighborhood.

F11. The lot IS located in the Water Supply Protection Overlay District (WSPOD).

F12. Because the tent is located on pre-existing pavement there is no increase in lot coverage.

Based on findings F11-F12, the board finds the change to be within the 50% allowed in the WSPOD.

ON A ROLL CALL VOTE:

William McCusker, Chairman:

Marianne Desrosiers, Vice Chairman:

Kay Reed, Clerk:

William Yeomans, Member:

Brian Waller, Member:

Carl Parisi, Alternate Member:

Seetharaman Ganesan, 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 _____

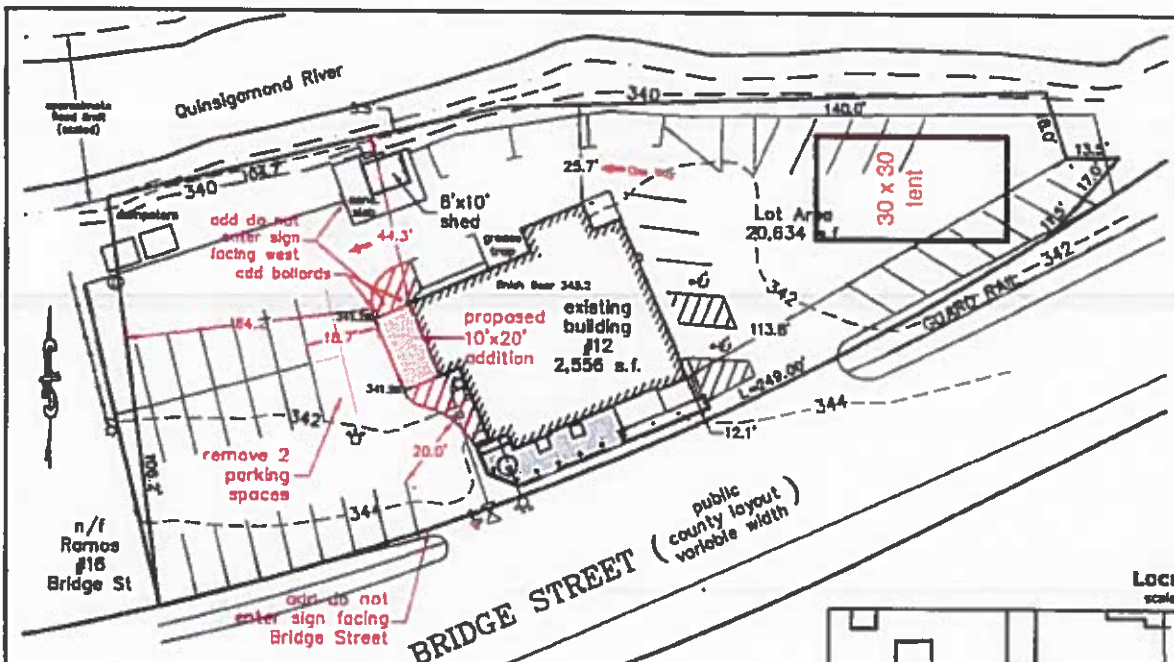
William Yeomans, Member _____

Brian Waller, Member _____

Carl Parisi, Alternate Member _____

Seetharaman Ganesan, Alternate Member _____

A complete file of this case (Case #870/2020) is on file with the Town Clerk.



**zoning district:
Industrial**

	Required	Provided
Lot Area	40,000 s.f.	20,634 s.f.
Frontage	120'	349.0'
Front Yard	40'	12.1'
Side Yard L	35'	64.2'
Side Yard R	35'	113.8'
Rear Yard	35'	25.7'
Coverage	40% max.	13.4%

proposed parking schedule:

	amount	spaces
Seats	117	39
Employees	12	12
total		51
provided onsite		39 (currently 41)
provided offsite employees		25

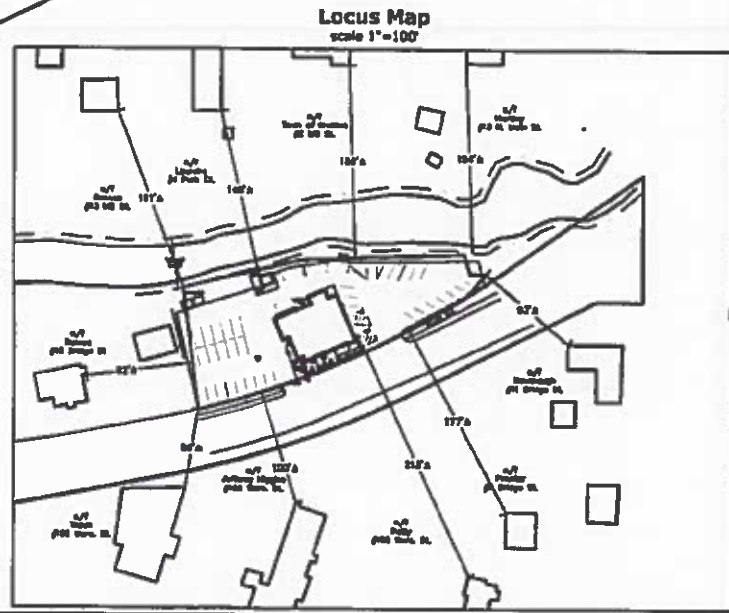
No new seats or employees are proposed

- 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.
- note 4: Conservation Commission Approval may be required.
- note 5: 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 FIRM Map# 25027C02827E dated 07/04/11.

Date: _____

Norman G. Hill, PLS #41786



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

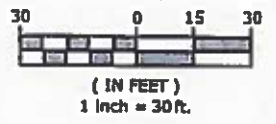
Bellingham
187 Hartford Ave.
Bellingham, MA 02019
508-855-4130

North Grafton
214 Worcester St
N Grafton, MA 01536
508-839-8526

Hanson
1115 Main Street
Hanson, MA 02341
781-284-4144

www.landplanninginc.com

Site Plan Graphic Scale



**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