



**Town of Grafton
Zoning Board of Appeals
30 Providence Road
Grafton, MA. 01519**

**508-839-5335 x 1154 - Fax: 508-839-4602
E-mail: koshivosk@graffton-ma.gov
Website: <http://graffton-ma.gov>**

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GRAFFTON MA
2020 MAY 28 AM 9:05

Zoning Board of Appeals

Legal Notice

Case #870/2020

The Grafton Board of Appeals has received a petition from **Steve Belfiore, Grafton Grille, LLC** for **10-12 Bridge Street**, requesting that the Zoning Board of Appeals grant a

Special Permit

to allow: A 30' X 30' TEMPORARY TENT ON THE RIGHT SIDE OF THE PARKING LOT TO USE AS TABLE SERVICE. Map: 27 Lot: 20 Block: 0000

The Board will conduct a Public Hearing on Thursday, June 11, 2020 at 7:00 p.m. to consider this request and/or to take whatever action is necessary, including the granting of a finding, special permit, variance, or other necessary relief necessary under the Zoning By-Law.

Copies of the application and plan are available for public inspection on the Town of Grafton website at www.graffton-ma.gov on the Zoning Board of Appeals 40A page. Pursuant to Governor Baker's March Stay at Home Advisory, this meeting will be conducted via remote participation. Please see <https://www.graffton-ma.gov/zoning-board-appeals/pages/40a-applications>.

ZONING BOARD OF APPEALS

William McCusker, Chairman	Marianne Desrosiers, Vice Chairman
Kay Reed, Clerk	William Yeomans, Member #1
Brian Waller, Member #2	
Seetharaman Ganesan, Alternate	Carl Parisi, Alternate

Case Number #870 / 2020

Published: Telegram & Gazette Thursday, May 28 2020 Grafton News Thursday, June 4, 2020

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2020 MAY 26 PM 2:51

**PETITION TO THE ZONING BOARD OF APPEALS
TOWN OF GRAFTON, MASSACHUSETTS**

DATE: 5/26/20

RECEIVED

MAY 26 2020

Zoning Board of Appeals

I/We hereby petition your Board to conduct a public hearing and consider the granting of relief from under hardship resulting from literal enforcement of the protective Zoning Bylaw, by exercising your power to:

(Mark one)

- Review refusal of Selectman or others to grant a permit
- Grant a **VARIANCE** from the terms of the Zoning Bylaw, SECTION _____.
- Grant a **SPECIAL PERMIT** for a specific use which is subject to the approval of your Board.

FOR LAND/BUILDINGS AT 10 Bridge Street

TO ALLOW:

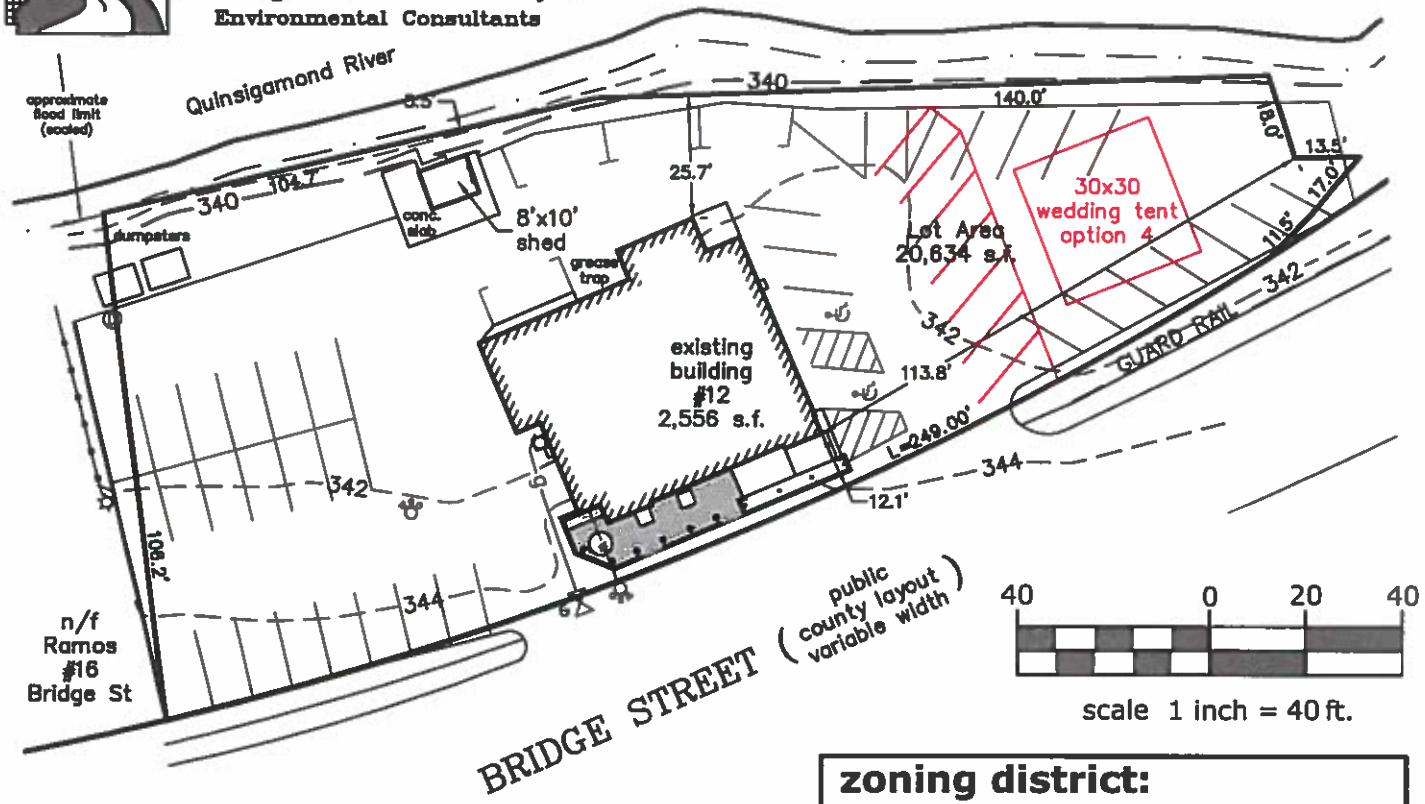
A 30 x 30 tent on Right Side of Parking Lot to use as table service.

Please complete this entire section:

Location of property: _____ Tax Plan # _____ Plot # _____
 Zoning District in which the property is located: L
 Title of Property in name of: Lori Belkore
 Whose address is: 10 Bridge St. N. Grafton 01536
 Deed recorded in Book # 54578, Page # 49
 Plan Book # _____, Plan # _____
 Signature of Petitioner: on file
 Print Name STEVEN BELKORE
 Address of Petitioner: 26 South St. Grafton 01519
 Phone Number of Petitioner: 774-287-1549

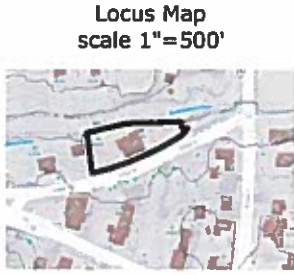


LAND PLANNING, INC.
 Civil Engineers • Land Surveyors
 Environmental Consultants



The proposed addition area is currently pavement, no new impervious areas are proposed.
 The site is located within the Water Supply Protection Overlay District.
 Conservation Commission Approval is required.
 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.
 Buildings must be setback from steep slopes in accordance with section R403.1.7.2 of the International Residential Building Code. A registered engineer may be required to demonstrate that the intent of this section has been met.

zoning district: Industrial		
	Required	Provided
Lot Area	40,000 s.f.	20,634 s.f.
Frontage	120'	249.0'
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%



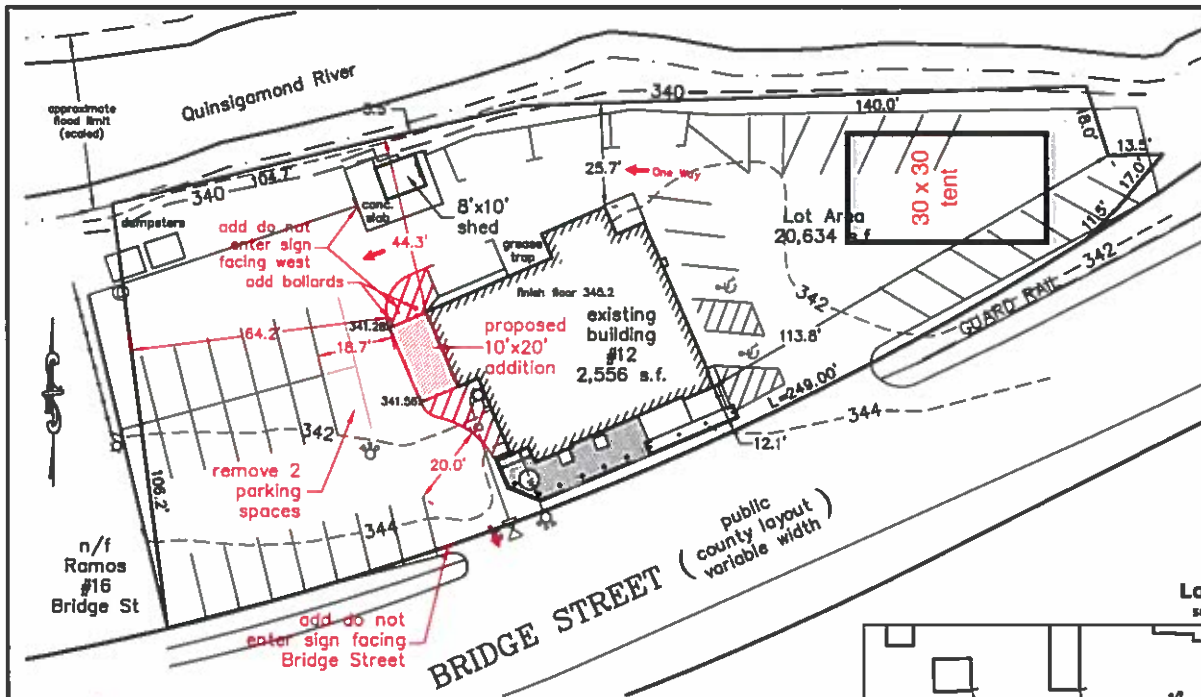
**Concept Wedding Tent
 Options Plot Plan**
 Located at
10-12 Bridge Street
 North Grafton, MA
 owned by
**10-12 Bridge
 Street, LLC**
 33 South Street
 Grafton, MA 01519
 May 7, 2020

167 HARTFORD AVENUE
 BELLINGHAM, MA. 02019
 508-966-4130

214 WORCESTER STREET
 ROUTE 122
 GRAFTON, MA. 01536
 508-839-9526

1115 MAIN STREET
 HANSON, MA. 02341
 781-294-4144

P. O. BOX 644
 HOLDEN, MA. 01520
 508-829-3006



zoning district:
Industrial

	Required	Provided
Lot Area	40,000 s.f.	20,634 s.f.
Frontage	120'	249.0'
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 employee		25

No new seats or employees are proposed

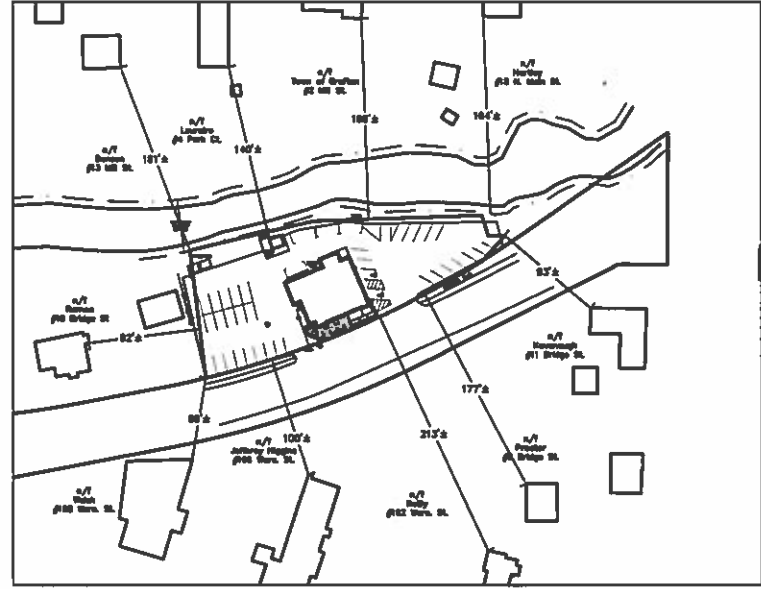
- note 1: The proposed work is shown in red.
- note 2: The proposed addition area is currently pavement. No new impervious areas are proposed.
- note 3: The site is located within the Water Supply Protection Overlay District.
- note 4: Conservation Commission Approval may be required.
- note 5: The contractor 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

Locus Map
scale 1"=100'

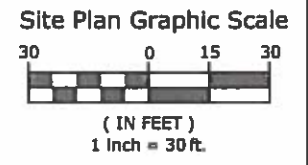


Land Planning, Inc.
Civil Engineers • Land Surveyors
Environmental Consultants

Bellingham
187 Hartford Ave.
Bellingham, MA 02019
508-866-4130

North Grafton
214 Worcester St.
N. Grafton, MA 01538
508-839-9528

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



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

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 2018 APR 23 AM 9:34

**ZONING DETERMINATION
 TO BE COMPLETED BY APPLICANT**

NAME 10-12 Bridge Street LLC
 STREET 10 Bridge Street CITY/TOWN North Grafton
 STATE MA ZIP 01536 TELEPHONE 508-839-9349
 NAME OF PROPERTY OWNER (if different from Applicant) STEVE BELFIORE

SITE INFORMATION

STREET AND NUMBER 10-12 BRIDGE STREET
 ASSESSOR'S MAP(S) 27.0 LOT #(S) 20.0
 LOT SIZE 18,445 FRONTAGE _____
 CURRENT USE Business Uses Establishments selling food prepared for immediate consumption
 PROPOSED USE Outside patio seating in front of restaurant within the front set back

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
- ICB - Community Business
- I - Industrial
- OLI - Office / Light Industry
- FP - Flood Plain

Overlay Districts

- WSPO - Water Supply Protection Overlay District
- CDD - 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)

As indicated on the Town of Grafton Assessors Commercial Property Record Card
 • Year built on this structure is 1880 that would make the structure pre-existing non-conforming.

As indicated on the PLAN OF BRIDGE STREET IN THE TOWN OF GRAFTON WORCESTER COUNTRY dated Feb 16, 1958

• The use of this establishment has been an establishment selling food prepared for immediate consumption since 1958 that makes the use pre-existing non-conforming. Therefore section 3.4.3.5 of the ZBL now applies.

The proposal must be heard by the following Board:

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

ZBL section 3.4.3.5 Pre-existing nonconforming structures or uses may be extended, altered, or changed only by special permit, provided that no such extension, alteration, or change shall be permitted unless the Zoning Board of Appeals finds that such extension, alteration, or change will not be substantially more detrimental than the existing nonconforming use to the neighborhood. Notwithstanding the aforesaid, however, in the Water Supply Protection Overlay District, an extension, alteration, or change may only be allowed by the Zoning Board of Appeals up to 50% above what was existing on the site as of the date of enactment of the Water Supply Protection Overlay District only if the applicant can provide all necessary safeguards to insure that such extension, alteration, or change will not be more detrimental to the supply and quality of ground water than the existing use.

Zoning Enforcement Officer _____

Date: 4-23-2018

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.

10 BRIDGE STREET

Location 10 BRIDGE STREET

Mblu 027.0/ 0000/ 0020.0/ /

Acct# 1100270000000200

Owner 10-12 BRIDGE STREET LLC

PBN

Assessment \$396,300

Appraisal \$396,300

PID 883

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2020	\$241,700	\$154,600	\$396,300

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$241,700	\$154,600	\$396,300

Owner of Record

Owner 10-12 BRIDGE STREET LLC
 Co-Owner
 Address 33 SOUTH STREET
 GRAFTON, MA 01519

Sale Price \$250,000
 Certificate
 Book & Page 54578/49
 Sale Date 11/16/2015
 Instrument 1S

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
10-12 BRIDGE STREET LLC	\$250,000		54578/49	1S	11/16/2015
WPB HOLDINGS LLC	\$220,000		54438/139	1L	10/15/2015
SOSSA-PAQUETTE LLC	\$275,000		50218/59	1V	12/31/2012
MALT REALTY, LLC	\$300,000		43742/175	1L	01/30/2009
JD & BM REALTY, LLC	\$347,500		36549/22	1G	06/14/2005

Building Information

Building Information

Year Built: 1880
Living Area: 2,424
Replacement Cost: \$361,875
Building Percent Good: 63
Replacement Cost Less Depreciation: \$228,000

Building Attributes

Field	Description
STYLE	Restaurant
MODEL	Commercial
Grade	
Stories	1.0
Num Units	1.00
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Typical
Interior Wall 2	
Interior Floor 1	Carpet
Interior Floor 2	
Heating Fuel	Gas
Heating Type	Package
AC Type	Central
Use Type	Reta'l Store
Primary Bldg Use	Restaurant/Club
Total Rooms	0
Usrflid 216	
Placeholder	0
Lighting	Average
Bldg Class	D
Fir1 Occ	
Heat/AC	Typical
% Heated	100
Plumbing	Average
Ceilings	Ssprd Panels
Rooms/Prtns	Average
Wall Height	8.00
Base Floor	1.00

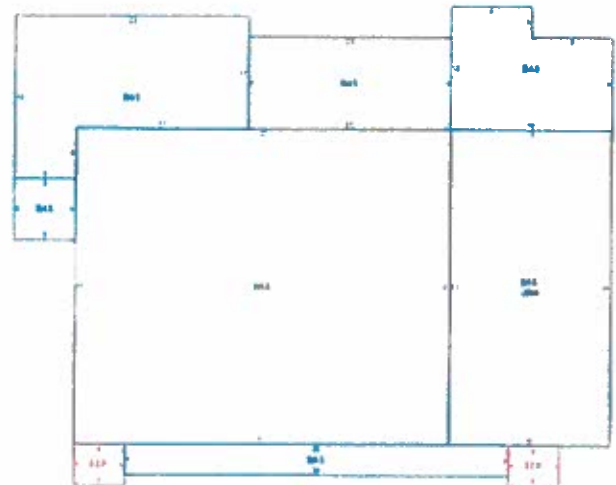
Building Photo



10 BRIDGE STREET

(<http://images.vgsi.com/photos/GraftonMAPhotos/IMG0011W0011007>)

Building Layout



(ParcelSketch ashx?pid=883&bid=883)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	2,424	2,424
FEP	Framed Encl Porch	40	0
UBM	Unfin Bsmnt	496	0
		2,960	2,424

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 3260
 Description Restaurant/Club
 Zone I
 Neighborhood 21
 Alt Land Appr No
 Category

Land Line Valuation

Size (Acres) 0.42
 Frontage
 Depth
 Assessed Value \$154,600
 Appraised Value \$154,600

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
FNB	FENCE-6' WOOD			64.00 L.F.	\$800	1
PAV1	PAVING-ASPHALT			6000.00 S.F.	\$12,900	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2019	\$208,200	\$154,600	\$362,800
2018	\$212,900	\$150,800	\$363,700
2017	\$195,200	\$150,800	\$346,000

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$208,200	\$154,600	\$362,800
2018	\$212,900	\$150,800	\$363,700
2017	\$195,200	\$150,800	\$346,000



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 30 PROVIDENCE ROAD
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 (508) 839-5335 ext 1170 * FAX: (508) 839-4602
 www.grafton-ma.gov

TREASURER / COLLECTOR

Certificate of Good Standing

Applicants seeking permits with the Town of Grafton must submit this completed form at the time of application. When all obligations are paid to date, you must attach this "Certificate of Good Standing," with your application. Delinquent bills must be paid in full before the appropriate department accepts your application. Please make arrangements to pay these outstanding bills at the Collector's Office.

Please note: it can take up to three (3) business days to process each request.

Please check all that apply and indicate if permit(s) have been issued.

	Permit Issued?			Permit Issued?	
	Yes	No		Yes	No
<input checked="" type="checkbox"/> Building - Inspection(s)	___	<input checked="" type="checkbox"/>	<input type="checkbox"/> Septic System	___	___
<input checked="" type="checkbox"/> Building - Electric	___	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> Conservation	___	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> Building - Plumbing	___	<input checked="" type="checkbox"/>	<input type="checkbox"/> Planning	___	___
<input checked="" type="checkbox"/> Board of Health	<input checked="" type="checkbox"/>	___	<input type="checkbox"/> Other	___	___

Other Permit: _____

Steven Belfiore
 Petitioner Name

10-12 Bridge Street LLC
 Property Owner / Applicant

26 South Street
 Petitioner Address

10 Bridge Street
 Property Address

Grafton, MA 01519
 City, State, Zip

Grafton, MA 01536
 City, State, Zip

774-287-1549
 Phone

Date:	Current	Delinquent	VA
Real Estate	<input checked="" type="checkbox"/>		
Personal Property		<input checked="" type="checkbox"/>	
Motor Vehicle Excise			<input checked="" type="checkbox"/>
Disposal			<input checked="" type="checkbox"/>
General Billing			<input checked="" type="checkbox"/>

- Due 6/1/20

[Signature]
 Treasurer / Collector Signature

5/11/20
 Date