



**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](mailto:koshivosk@graffton-ma.gov)  
Website: [www.graffton-ma.gov](http://www.graffton-ma.gov)**

**Zoning Board of Appeals**

**New Case Notice**

Case Number #  
2021 / 874

The Grafton Board of Appeals has received a petition from TRACY KENNEDY  
for 331 PROVIDENCE ROAD requesting that the Zoning Board of Appeals grant a

Special Permit/Variance

to allow: TO EXTEND A PRE-EXISTING, NON-CONFORMING USE WITH THE ADDITION OF AN  
ACCESSORY APARTMENT (IN-LAW)

Map: 124 Lot: 23 Block: 0000

The Board will conduct a Public Hearing on \_\_\_\_\_ at 7:00 PM in Conference  
Room A, at the Municipal Center, 30 Providence Road, Grafton, MA 01519 to consider this request.

**ZONING BOARD OF APPEALS**

William McCusker, Chairman  
Marianne Desrosiers, Vice Chairman  
Kay Reed, Clerk  
William Yeomans, Member  
Brian Waller, Member  
Peter Adams, Alternate  
Mitali Biswas, Alternate

RECEIVED

APR 15 2021

Zoning Board of Appeals

2021 APR 15 AM 2:35

RECEIVED TOWN CLERK  
GRAFTON, MA

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

DATE: April 14, 2021

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 331 Providence Road, South Grafton, MA

TO ALLOW: extend a pre-existing, non-conforming use with the addition of an accessory apartment (in-law).

Please complete this entire section:

Location of property: \_\_\_\_\_ Tax Plan # 124.0 Plot # 23.0  
 Zoning District in which the property is located: OL1  
 Title of Property in name of: Tracy Christine Kennedy  
 Whose address is: 331 Providence Road, South Grafton, MA 01500  
 Deed recorded in Book # 02322, Page # 375  
 Plan Book # \_\_\_\_\_, Plan # \_\_\_\_\_  
 Signature of Petitioner: Tracy Kennedy  
 Print Name Tracy Kennedy  
 Address of Petitioner: 331 Providence Road, South Grafton, MA 01500  
 Phone Number of Petitioner: 508-634-4620

March 22, 2021

Planning Board  
Town of Grafton  
Grafton Memorial Municipal Center  
30 Providence Road  
Grafton, MA 01519

To the members of the Planning Board for the Town of Grafton:

I write to express my intent to construct a one-story, one-bedroom addition, with a basement to my existing three-bedroom home located at 331 Providence Road, Grafton. I intend to expand the current utility lines from the existing structure to the addition. The intended use for this addition is as an accessory in-law apartment for my mother, Patricia Kennedy. The addition will add approximately 1504 square feet of living space to the existing home which is 803 square feet.

The design of the addition will be consistent with the appearance of the main house. The addition will rest on a poured concrete foundation with conventional framing, complying with all building codes and regulations.

All work will be performed by licensed contractors who hold the appropriate insurance and liability coverages. Work will be performed during normal business hours.

Thank you for your time and consideration. My husband and I are grateful to have found a beautiful home in such a wonderful town as Grafton for our baby daughter to grow into the person she will be. We hope to build this addition to bring my mother to live with us, following the passing of my father in May 2019. With an accessory in-law apartment, Mom will have her own space, with privacy and independence. In addition, since her retirement, she cares for our daughter while we work, and it will ease that transition for her to be part of our household. We appreciate the opportunity to bring our family together in this mutually happy and supportive way.

Respectfully,



Tracy Kennedy  
331 Providence Road  
South Grafton, MA 01560  
(508) 654-4620  
[ms.tracykennedy@gmail.com](mailto:ms.tracykennedy@gmail.com)



**TOWN OF GRAFTON**  
 GRAFTON MEMORIAL MUNICIPAL CENTER  
 30 PROVIDENCE ROAD  
 GRAFTON, MASSACHUSETTS 01519  
 Phone: (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 type="checkbox"/> Building - Inspection(s)	_____	_____	<input type="checkbox"/> Septic System	_____	_____
<input type="checkbox"/> Building - Electric	_____	_____	<input type="checkbox"/> Conservation	_____	_____
<input type="checkbox"/> Building - Plumbing	_____	_____	<input type="checkbox"/> Planning	_____	_____
<input type="checkbox"/> Board of Health	_____	_____	<input type="checkbox"/> Other	_____	_____

Other Permit: \_\_\_\_\_

Tracy Kennedy  
 Petitioner Name  
331 Providence Road  
 Petitioner Address  
Grafton MA, 01560  
 City, State, Zip  
508-839-4620  
 Phone

Tracy Kennedy  
 Property Owner / Company Name  
331 Providence Road  
 Property Address  
Grafton, MA 01560  
 City, State, Zip

Date:	Current	Delinquent	N/A
Real Estate	✓		
Personal Property			✓
Motor Vehicle Excise	✓		
Disposal			✓
General Billing	✓		

Christine Atchue  
 Treasurer / Collector Name (please print)



03/24/21  
 Date

331 PROVIDENCE PRAD  
MAP 124, LOT 23

*Tammy Kalinowski*  
TAMMY KALINOWSKI, OFFICE MANAGER

PARCEL ID	LOCATION	OWNER 1	OWNER 2	ADDRESS	CITY	ST	ZIP	BK	PG
124.0-0000-0001.0	322 PROVIDENCE ROAD	GRAFTON TOWN OF	OLD CEMETERY	30 PROVIDENCE ROAD	GRAFTON	MA	01519	330	196
124.0-0000-0019.0	321 PROVIDENCE ROAD	HOUDE, JASON A		321 PROVIDENCE ROAD	S GRAFTON	MA	01560	60639	84
124.0-0000-0020.0	12 HARDING STREET	WOJNAR REALTY LLC		341 PROVIDENCE ROAD	S GRAFTON	MA	01560	58464	156
124.0-0000-0021.0	14 HARDING STREET	HOUDE JAMES A	HOUDE GAIL A	14 HARDING STREET	S GRAFTON	MA	01560	7324	211
124.0-0000-0022.0	325 PROVIDENCE ROAD	NORRMAN KAREN MK TRUSTEE	NORRMAN KAREN MK LIVING TRUST	58 MAIN STREET	CHARLTON	MA	01507	52674	337
124.0-0000-0023.0	331 PROVIDENCE ROAD	KENNEDY TRACY CHRISTINE		331 PROVIDENCE ROAD	S GRAFTON	MA	01560	62322	375
124.0-0000-0024.0	335 PROVIDENCE ROAD	WOJNAR REALTY LLC		341 PROVIDENCE ROAD	S GRAFTON	MA	01560	43305	136
124.0-0000-0025.0	337 PROVIDENCE ROAD	WOJNAR MARK J TRUSTEE	WOJNAR FAMILY IRREVOCABLE TRUST	341 PROVIDENCE ROAD	S GRAFTON	MA	01560	52860	169
124.0-0000-0026.0	341 PROVIDENCE ROAD	WOJNAR MARK J	WOJNAR MAUREEN E	341 PROVIDENCE ROAD	S GRAFTON	MA	01560	22881	151
124.0-0000-0029.B	9 REAR KING STREET	WOJNAR MARK J & PETER B TRUSTEES	JOSEPH REALTY TRUST	9 KING STREET	S GRAFTON	MA	01560	13309	109
124.0-0000-0058.0	338 PROVIDENCE ROAD	ANDERSON TRAVIS	WOOD CAROLINE	338 PROVIDENCE ROAD	S GRAFTON	MA	01560	43128	284
124.0-0000-0059.0	336 PROVIDENCE ROAD	GAGNE EUGENE J JR	GAGNE DONNA J	336 PROVIDENCE ROAD	S GRAFTON	MA	01560	17470	333
124.0-0000-0060.0	334 REAR PROVIDENCE ROAD	UNISTAR PROPERTIES LLC	LEE JUNDANIAN	4330 EAST-WEST HIGHWAT SUITE 810	BETHESDA	MD	20814	39110	289
124.0-0000-0061.0	334 PROVIDENCE ROAD	CHICKINSKI CONRAD	CHICKINSKI JANA P	334 PROVIDENCE ROAD	S GRAFTON	MA	01560	43998	304
124.0-0000-0062.0	324 PROVIDENCE ROAD	UNISTAR PROPERTIES LLC	C/O LEE JUNDANIAN	4330 EAST-WEST HIGHWAY, SUITE 810	BETHESDA	MD	20814	39110	289
124.0-0000-0063.0	9 DEPOT STREET	GRAFTON TOWN OF	SEWER TREATMENT PLANT	30 PROVIDENCE ROAD	S GRAFTON	MA	01560	6988	31



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

**Bellingham**  
167 Hartford Ave.  
Bellingham, MA 02019  
508-966-4130

**North Grafton**  
214 Worcester St.  
N. Grafton, MA 01536  
508-839-9526

**Hanson**  
1115 Main Street  
Hanson, MA 02341  
781-294-4144

## Proposed Addition Plot Plan

located at  
**331 Providence Road**  
Grafton, Massachusetts  
owned by  
**Tracy Christine Kennedy**

331 Providence Road  
South Grafton, MA 01560

existing impervious area:  
3,606 s.f. / 5.4%  
proposed impervious area:  
4,507 s.f. / 6.8%

**ZONING DISTRICT:** Office/Light Industrial  
REQUIRED PROVIDED

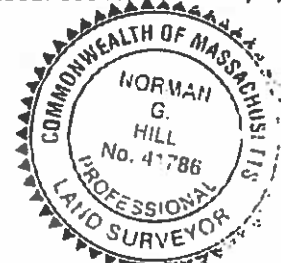
AREA	40,000 s.f.	66,041 s.f.
FRONTAGE	120' min.	201.75'
FRONT YARD	40' min.	51.5'
SIDE YARD	35' min.	84.9' R, 8.8' L
REAR YARD	35' min.	566.9'
LOT COVERAGE	40% max	(4,507 s.f.) 6.6%

Note: Locus is within the Grafton  
Water Supply Protection overlay.

**notes:**

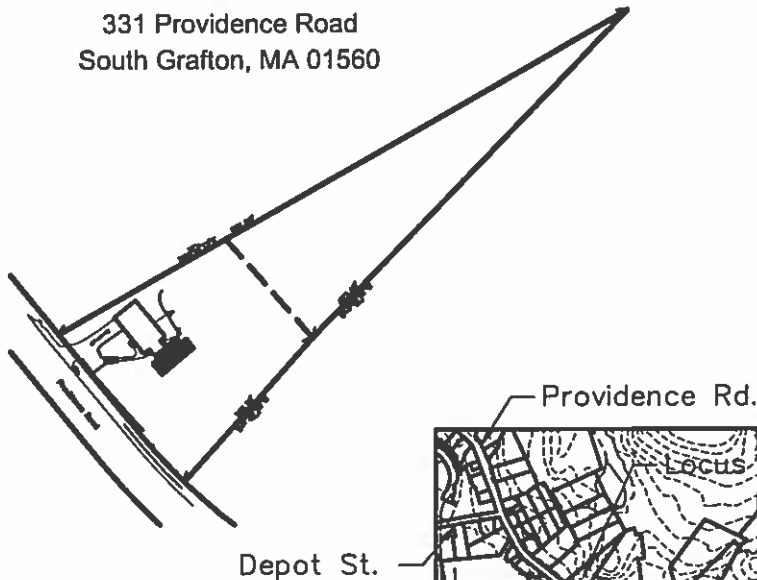
The contractor must contact all utility  
companies and "Dig Safe" before  
excavation begins. We assume no  
responsibility for damages incurred as a  
result of utilities omitted or inaccurately  
shown.

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  
#25027C0841E dated July 4, 2011.



11-2-20

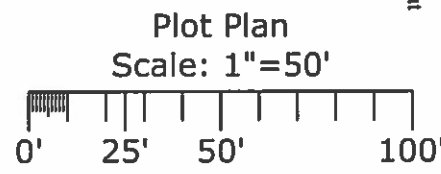
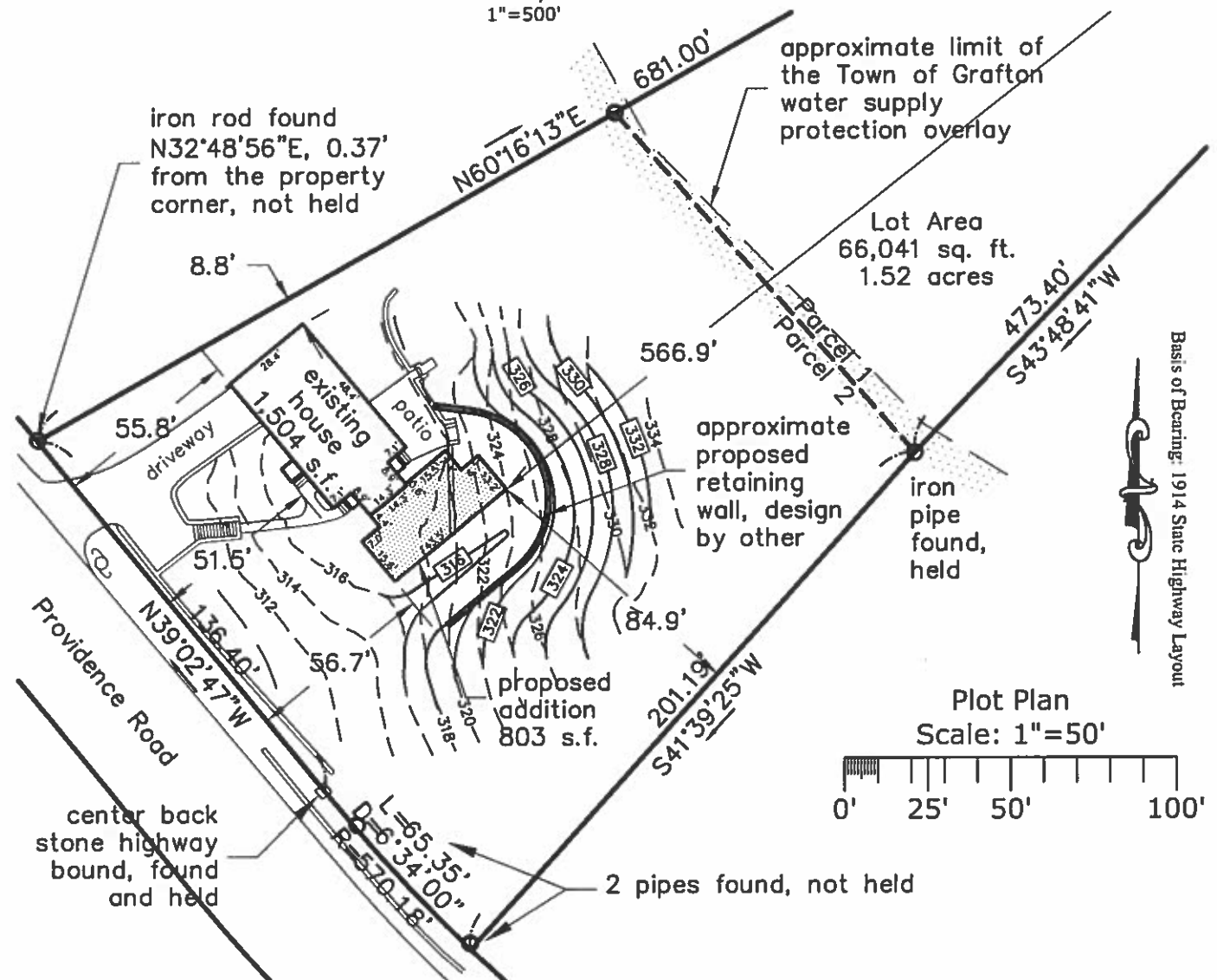
*Norman G. Hill*  
Norman G. Hill P.L.S. #41786



**Legal References:**

Deed: book 62322 page 376  
Plans: book 242 plan 75  
book 748 plan 13  
book 647 plan 23  
book 183 plan 127  
1914 Mass Highway Layout  
1915 Mass Highway Layout

**LOCUS MAP**  
approximate  
from MassGIS Oliver  
data layers  
1"=500'



Basis of Bearing: 1914 State Highway Layout