



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

RECEIVED TOWN CLERK
GRAFTON, MA

2021 SEP -7 PM 1:40

**508-839-5335 x 1157 - Fax: 508-839-4602
E-mail: koshivosk@graffton-ma.gov
Website: <http://graffton-ma.gov>**

The Grafton Board of Appeals has received a petition from VICTORIA GONZALEZ of 4 GLOUCESTER ROAD, NORTH GRAFTON, MA.

Special Permit & Variance

to allow: THE ADDITION OF A SECOND STORY, ADDITION OF A FRONT PORCH AND REPLACEMENT OF THE EXISTING GARAGE, ON A PRE-EXISTING, NON-CONFORMING STRUCTURE WITHIN THE FRONT AND SIDE SETBACKS.

Map: 36 Lot: 53 Block:

The Board will conduct a Public Hearing on Thursday, September 30, 2021 at 7:00 PM via **Zoom**, 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 allowed under the Zoning By-Law.

Any person wishing to be heard in conjunction with this request should appear at the time and place designated or by letter to this Board in time to be read at the hearing.

*Please note: Individuals requiring special accommodations should contact the Zoning Board of Appeals at (508) 839-5335, ext. 1154 at least seven (7) days prior to the hearing date in order to facilitate your request.

<https://us06web.zoom.us/j/87375786671>

Passcode: 607491

Or One tap mobile : US: +13126266799

ZONING BOARD OF APPEALS

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

Case Number #877 / 2021 THE GRAFTON NEWS

Thursday, September 16, 2021 and Thursday, September 23, 2021



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Zoning Board of Appeals
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Grafton, MA. 01519**

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Zoning Board of Appeals

New Case Notice

Case Number #
2021 / 877

The Grafton Board of Appeals has received a petition from **VICTORIA GONZALEZ**
for **4 GLOUCESTER ROAD** requesting that the Zoning Board of Appeals grant a
Special Permit

to allow: **TO ADD A 2ND STORY ADDITION, A FRONT PORCH, AND REPLACE THE EXISTING
GARAGE ON A PRE-EXISTING, NON-CONFORMING STRUCTURE, WITHIN THE FRONT AND
SIDE SETBACK.**

Map: 36 Lot: 53 Block:

The Board will conduct a Public Hearing on **Thursday, September 30, 2021** 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 TOWN CLERK
GRAFTON, MA

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

PM 2:45

DATE: 9/2/21

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 4 Gloucester Rd.

TO ALLOW: TO add a second story addition + garage on a pre-existing non-conforming structure; and a front porch within the front set back.

Please complete this entire section:

Location of property: _____ Tax Plan # 36 Plot # 53
 Zoning District in which the property is located: R20
 Title of Property in name of: Victoria Gonzalez
 Whose address is: 4 Gloucester Rd.
 Deed recorded in Book # _____, Page # _____
 Plan Book # _____, Plan # _____
 Signature of Petitioner: [Signature]
 Print Name Victoria Gonzalez
 Address of Petitioner: 45 Waterville St. N. Grafton
 Phone Number of Petitioner: 510-528-5985

victoria.gonzalez02@gmail.com

**PLAN SHOWING PROPOSED ADDITION
 PREPARED FOR
 VICTORIA GONZALEZ
 4 GLOUCESTER ROAD
 GRAFTON, MASSACHUSETTS
 AUGUST 17, 2021
 SCALE: 1 INCH = 40 FEET**

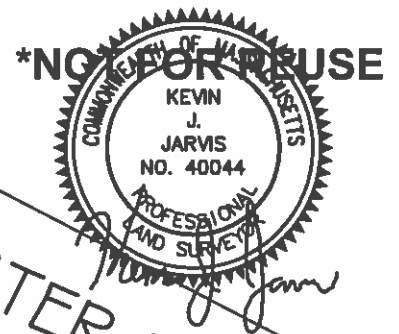
**JARVIS LAND SURVEY, INC
 29 GRAFTON CIRCLE
 SHREWSBURY, MA 01545
 TEL. (508) 842-8087
 FAX. (508) 842-0661
 KEVIN@JARVISLANDSURVEY.COM**

* THE SURVEYOR RETAINS COPYRIGHT TO THE PLAN OF SURVEY, AND RE-USE OF THIS PLAN IS NOT ALLOWED WITHOUT PERMISSION FROM THE SURVEYOR.

1. THIS PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE FINDINGS SUCH A REPORT MIGHT DISCLOSE.
2. THIS PLAN HAS NOT BEEN PREPARED FOR RECORDING PURPOSES.
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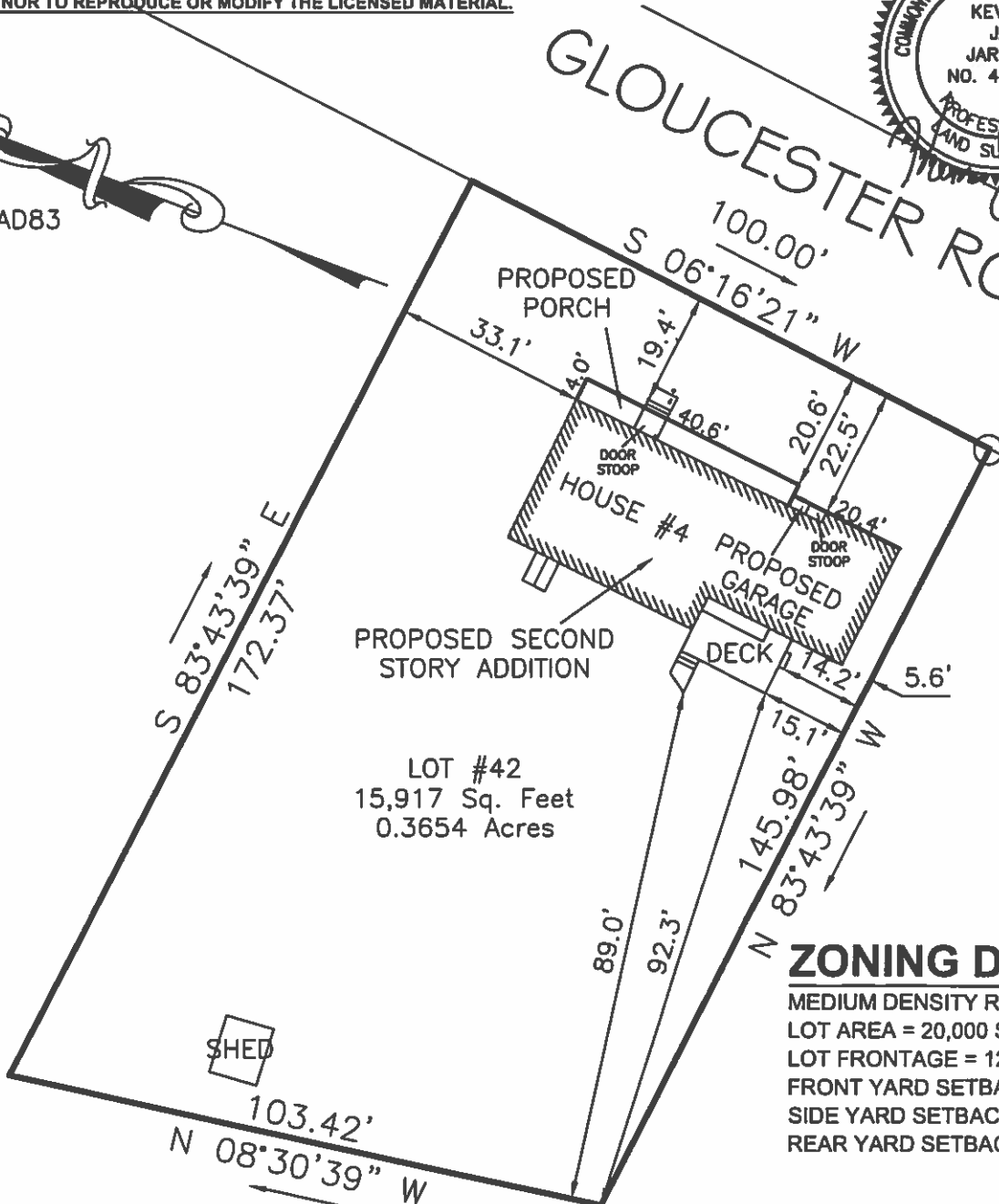
**ASSESSORS MAP 36
 LOT 53**

8-17-2021



GLOUCESTER ROAD

NAD83



LOT #42
 15,917 Sq. Feet
 0.3654 Acres

ZONING DATA:

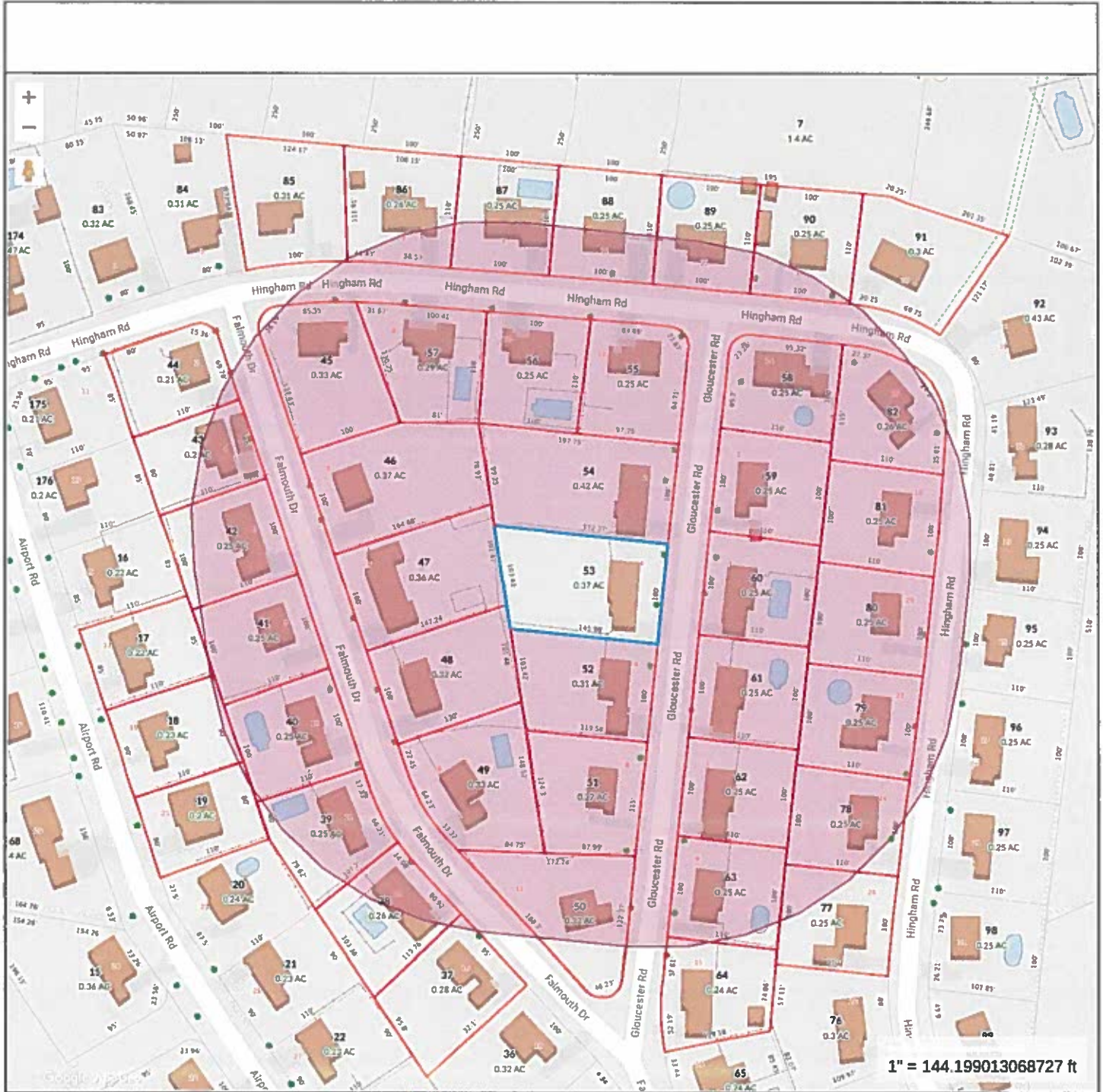
MEDIUM DENSITY RESIDENTIAL (R2)
 LOT AREA = 20,000 S.F.
 LOT FRONTAGE = 125'
 FRONT YARD SETBACK = 30'
 SIDE YARD SETBACK = 15'
 REAR YARD SETBACK = 15'

21-467
 16-164(CAD)



Cody Herd, Data Collector

PARCEL ID	LOCATION	OWNER 1	OWNER 2	ADDRESS	CITY	ST	ZIP	BK	PG
036.0-0000-0017.0	17 AIRPORT ROAD	BAKER ALAN	VARGAS-BAKER MARIAGRACIELA	17 AIRPORT ROAD	N GRAFTON	MA	01536	41926	39
036.0-0000-0018.0	19 AIRPORT ROAD	MOSAKOWSKI DOROTHY E LIFE ESTATE	MOSAKOWSKI STEPHEN & WILLIAM TRUST	19 AIRPORT ROAD	N GRAFTON	MA	01536	53936	234
036.0-0000-0019.0	21 AIRPORT ROAD	SOMELOFKSJE JEFFREY R	SOMELOFKSJE AIMEE	21 AIRPORT ROAD	N GRAFTON	MA	01536	44659	279
036.0-0000-0037.0	16 FALMOUTH DRIVE	LONGO, TRISHA A		16 FALMOUTH DRIVE	N GRAFTON	MA	01536	60583	316
036.0-0000-0038.0	14 FALMOUTH DRIVE	VERRIER BRIAN P	VERRIER SONJA T	14 FALMOUTH DRIVE	N GRAFTON	MA	01536	28064	150
036.0-0000-0039.0	12 FALMOUTH DRIVE	ATCHUE CHRISTOPHER J	ATCHUE ASHLEY N	12 FALMOUTH DRIVE	N GRAFTON	MA	01536	56451	140
036.0-0000-0040.0	10 FALMOUTH DRIVE	SUCHOCKI, JAMES G	MARTIN, AMANDA JANE	10 FALMOUTH DRIVE	N GRAFTON	MA	01513	59960	174
036.0-0000-0041.0	8 FALMOUTH DRIVE	DUBOIS PHYLLIS J LIFE ESTATE	RUSSELL JAY S & JILLIAN M	8 FALMOUTH DRIVE	N GRAFTON	MA	01536	41852	311
036.0-0000-0042.0	6 FALMOUTH DRIVE	O'NEIL, SCOTT		6 FALMOUTH DRIVE	N GRAFTON	MA	01536	61365	83
036.0-0000-0043.0	4 FALMOUTH DRIVE	AGBARHA, ETHEL		365 WINCH STREET	FRAMINGHAM	MA	01701	60884	133
036.0-0000-0044.0	2 FALMOUTH DRIVE	GOULET STEPHEN P	GOULET KATHLEEN M	2 FALMOUTH DRIVE	N GRAFTON	MA	01536	12904	331
036.0-0000-0045.0	6 HINGHAM ROAD	PICHETTE CASEY M	IOVIENO ANTHONY J	6 HINGHAM ROAD	N GRAFTON	MA	01536	51293	27
036.0-0000-0046.0	3 FALMOUTH DRIVE	KIM, HYEJIN		3 FALMOUTH DRIVE	N GRAFTON	MA	01536	65630	230
036.0-0000-0047.0	5 FALMOUTH DRIVE	ZEFFERT ADRIAN & RITA	AHLFORS, REBECCA J	5 FALMOUTH DRIVE	N GRAFTON	MA	01536	61574	185
036.0-0000-0048.0	7 FALMOUTH DRIVE	STEEN LEWIS W	STEEN KALEY E	7 FALMOUTH DRIVE	N GRAFTON	MA	01536	57914	220
036.0-0000-0049.0	9 FALMOUTH DRIVE	GALEONE NICHOLAS P LIFE ESTATE	GALEONE CHRISTINA M	9 FALMOUTH DRIVE	N GRAFTON	MA	01536	48342	4
036.0-0000-0050.0	11 FALMOUTH DRIVE	HARDING SIMON P	HARDING ERIN H	11 FALMOUTH DRIVE	N GRAFTON	MA	01536	42076	177
036.0-0000-0051.0	8 GLOUCESTER ROAD	BULL, CARLETON		8 GLOUCESTER ROAD	N GRAFTON	MA	01536	29760	240
036.0-0000-0052.0	6 GLOUCESTER ROAD	GETTINGS RICHARD P		6 GLOUCESTER ROAD	N GRAFTON	MA	01536	16896	322
036.0-0000-0053.0	4 GLOUCESTER ROAD	GONZALEZ VICTORIA M		4 GLOUCESTER ROAD	N GRAFTON	MA	01536	53188	61
036.0-0000-0054.0	2 GLOUCESTER ROAD	PHILBIN BRIAN		2 GLOUCESTER ROAD	N GRAFTON	MA	01536	42641	211
036.0-0000-0055.0	12 HINGHAM ROAD	DZICEK DANIEL M TRUSTEE	DZICEK REALTY TRUST	12 HINGHAM ROAD	N GRAFTON	MA	01536	42585	118
036.0-0000-0056.0	10 HINGHAM ROAD	JUDYCKI-CREPEAULT, CHRISTINE C		10 HINGHAM ROAD	N GRAFTON	MA	01536	63845	213
036.0-0000-0057.0	8 HINGHAM ROAD	DEPASQUALE BETH M		8 HINGHAM ROAD	N GRAFTON	MA	01536	33200	194
036.0-0000-0058.0	14 HINGHAM ROAD	ROSE, JEREMY J		14 HINGHAM ROAD	N GRAFTON	MA	01536	60095	377
036.0-0000-0059.0	1 GLOUCESTER ROAD	MERRILL, SUSANNA M	ROSE, CATHERINE	1 GLOUCESTER ROAD	N GRAFTON	MA	01536	59700	255
036.0-0000-0060.0	3 GLOUCESTER ROAD	DESIMONE THOMAS L	ROSE, EMILY C	3 GLOUCESTER ROAD	N GRAFTON	MA	01536	20840	377
036.0-0000-0061.0	5 GLOUCESTER ROAD	LORUSSO PAMELA B	DESIMONE TONI J	5 GLOUCESTER ROAD	N GRAFTON	MA	01536	44129	92
036.0-0000-0062.0	7 GLOUCESTER ROAD	WILSON, CLAIRE	LORUSSO MICHAEL A	2501 VILLAGE ROAD WEST	NORWOOD	MA	02062	60945	146
036.0-0000-0063.0	9 GLOUCESTER ROAD	STRAND, DANIEL STEVEN	WILSON, ROBERT	9 GLOUCESTER ROAD	N GRAFTON	MA	01536	64307	96
036.0-0000-0064.0	11 GLOUCESTER ROAD	GEMME JOHN A, GEMME WILLIAM J	GEMME MARK P	30 KAYE CIRCLE	N GRAFTON	MA	01536	60607	266
036.0-0000-0077.0	26 HINGHAM ROAD	CHUNG KINGFAN	SOLIMAN MAY C	26 HINGHAM ROAD	N GRAFTON	MA	01536	52052	154
036.0-0000-0078.0	24 HINGHAM ROAD	MACKENZIE MICHAEL	MACKENZIE ASHLEY	24 HINGHAM ROAD	N GRAFTON	MA	01536	55571	377
036.0-0000-0079.0	22 HINGHAM ROAD	SHERIDAN NANCY M		22 HINGHAM ROAD	N GRAFTON	MA	01536	52295	307
036.0-0000-0080.0	20 HINGHAM ROAD	MCDONNELL JAMES M		20 HINGHAM ROAD	N GRAFTON	MA	01536	5944	208
036.0-0000-0081.0	18 HINGHAM ROAD	MURILLO, JULIAN	MCDONNELL JOYCE J	18 HINGHAM ROAD	N GRAFTON	MA	01536	61289	93
036.0-0000-0082.0	16 HINGHAM ROAD	GRAY PATRICK		16 HINGHAM ROAD	N GRAFTON	MA	01536	45289	100
036.0-0000-0085.0	5 HINGHAM ROAD	PICHETTE DANIELLE	PICHETTE DEBRA A	5 HINGHAM ROAD	N GRAFTON	MA	01536	14737	158
036.0-0000-0086.0	7 HINGHAM ROAD	WIDEN ANDREW S		7 HINGHAM ROAD	N GRAFTON	MA	01536	54890	15
036.0-0000-0087.0	9 HINGHAM ROAD	KURAS ANDREW J		9 HINGHAM ROAD	N GRAFTON	MA	01536	55726	365
036.0-0000-0088.0	11 HINGHAM ROAD	CHARPENTIER PAUL J	CHARPENTIER DEBRA S	11 HINGHAM ROAD	N GRAFTON	MA	01536	47344	74
036.0-0000-0089.0	13 HINGHAM ROAD	GIOSIA JOSEPH	GIOSIA JEAN	13 HINGHAM ROAD	N GRAFTON	MA	01536	13892	125
036.0-0000-0090.0	15 HINGHAM ROAD	HARRINGTON NANCY L		15 HINGHAM ROAD	N GRAFTON	MA	01536	43132	1
036.0-0000-0091.0	17 HINGHAM ROAD			17 HINGHAM ROAD	N GRAFTON	MA	01536	5229	541



Property Information
 Property ID 036.0-0000-0053.0
 Location 4 GLOUCESTER ROAD
 Owner GONZALEZ VICTORIA M



**MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT**

Town of Grafton, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 3/23/2021
 Data updated 3/23/2021

Print map scale is approximate.
 Critical layout or measurement activities should not be done using this resource.