



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: 67789 Pg: 359  
Page: 1 of 4 08/22/2022 02:54 PM WD

**CERTIFICATE OF NO APPEAL**

DECISION:	GRAFTON ZONING BOARD OF APPEALS 2022/883- Special Permit
PETITIONER:	Jay Gallant 42 Maple Street, Paxton, MA 01612
OWNER:	Monika Ernenwein, Trustee, 125 George Hill Real Estate Trust 125 George Hill Road, Grafton, MA 01519
DEED REFERENCE:	125 George Hill Road Assessor's Map 95, Lot 1 Worcester District Registry of Deeds Book 63657 Page 123

2022 JUN 22 1 PM 4: 19  
RECEIVED TOWN CLERK  
GRAFTON MA

This is to certify that the Decision of the Grafton Zoning Board of Appeals to allow the reconstruction and expansion of an existing wrap-around porch that was originally built within the front yard setback in 1900. Part of the porch reconstruction is included in an addition/renovation project for which a building permit has been issued at property located at 125 George Hill Road, Grafton. The reconstruction of the farmers porch, per the plot plan dated 10/21/2021 (Exhibit A) within the front setback. The Decision was duly recorded in the Town Clerks office on May 12, 2022 at 9:59 am.

No Notice of Appeal of the Decision was filed in this office within the twenty days next, the appeal period ending on June 2, 2022.

A true copy, ATTEST:

*Kandy L. Lavallee*  
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

RECEIVED TOWN CLERK  
GRAFTON, MA  
2022 MAY 12 1 AM 9:59

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

2022/Case #883

**SPECIAL PERMIT**

Decision of the Board of Appeals on the petition from JAY GALLANT of 42 MAPLE STREET, PAXTON, MA requesting that the Zoning Board of Appeals grant a SPECIAL PERMIT to allow:

THE RECONSTRUCTION AND EXPANSION OF AN EXISTING WRAP-AROUND PORCH THAT WAS ORIGINALLY BUILT WITHIN THE FRONT YARD SETBACK IN 1900. PART OF THE PORCH RECONSTRUCTION IS INCLUDED IN AN ADDITION/RENOVATION PROJECT FOR WHICH A BUILDING PERMIT HAS BEEN ISSUED. *Book: 63657 Page: 123*

At their duly held meeting on Thursday, April 28, 2022, the Zoning Board of Appeals took the following action:

Motion made by Ms. Reed and seconded by Ms. Desrosiers, that the Zoning Board of Appeals grant a SPECIAL PERMIT to Jay Gallant at 125 GEORGE HILL ROAD, GRAFTON MA, to allow:

THE RECONSTRUCTION OF THE FARMERS PORCH, PER THE PLOT PLAN DATED 10/12/2021 (EXHIBIT A) WITHIN THE FRONT SETBACK.

**THE BOARD MAKES THE FOLLOWING FINDINGS:**

- Finding 1: The parcel is located in the R8 (Agricultural/Residential) zoning district.
- Finding 2: The Agricultural/Residential Zoning District requires a 30' front setback.
- Finding 3: The home is a pre-existing non-conforming structure.
- Finding 4: The current use of the lot is a single-family residence.
- Finding 5: The proposed use is a single-family residence.
- Finding 6: The structure is a single-family home in a neighborhood of almost exclusively single-family homes.
- Finding 7: The pre-existing non-conforming structure (single family home with farmer's porch) is 22.2' from the front property line.
- Finding 8: The proposed structure (single family home with farmer's porch) is 23.9' from the front property line.
- Finding 9: The measurements in Findings 7 and 8 are based on the October 12, 2021 plot plan (Exhibit A).
- Finding 10: The proposed structure is site appropriate and in harmony with the general purpose and intent of the bylaw and the project would not have a negative effect on the neighborhood.
- Finding 11: The proposed structure will be 19" closer to the front setback than the existing structure.

BASED ON FINDINGS 10 AND 11, WE FIND THAT GRANTING A SPECIAL PERMIT WOULD NOT BE MORE DETRIMENTAL TO THE NEIGHBORHOOD THAN THE PRE-EXISTING NON-CONFORMING STRUCTURE.

BASED ON FINDINGS 10 AND 11, WE FIND THAT A SPECIAL PERMIT WOULD NOT DEROGATE FROM THE INTENT AND PURPOSE OF THE BY-LAW.

**ON A ROLL CALL VOTE:**

Brian Waller, Chairman: **YES**  
Marianne Desrosiers, Vice Chairman: **YES**  
Kay Reed, Clerk: **YES**  
William Yeomans, Member: **YES**

William McCusker, Member: **YES**  
Mitali Biswas, Alternate Member:  
Peter Adams, Alternate Member:

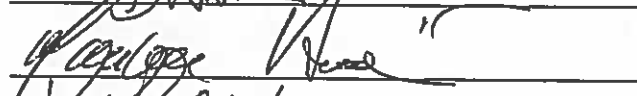
**Motion Passed with 5 votes YES and 0 votes NO: SPECIAL PERMIT GRANTED**

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.

Brian Waller, Chairman



Marianne Desrosiers, Vice Chairman



Kay Reed, Clerk



William Yeomans, Member



William McCusker, Member



A complete file of this case (Case #2022-883) is on file with the Town Clerk.

A true copy;

Attest:



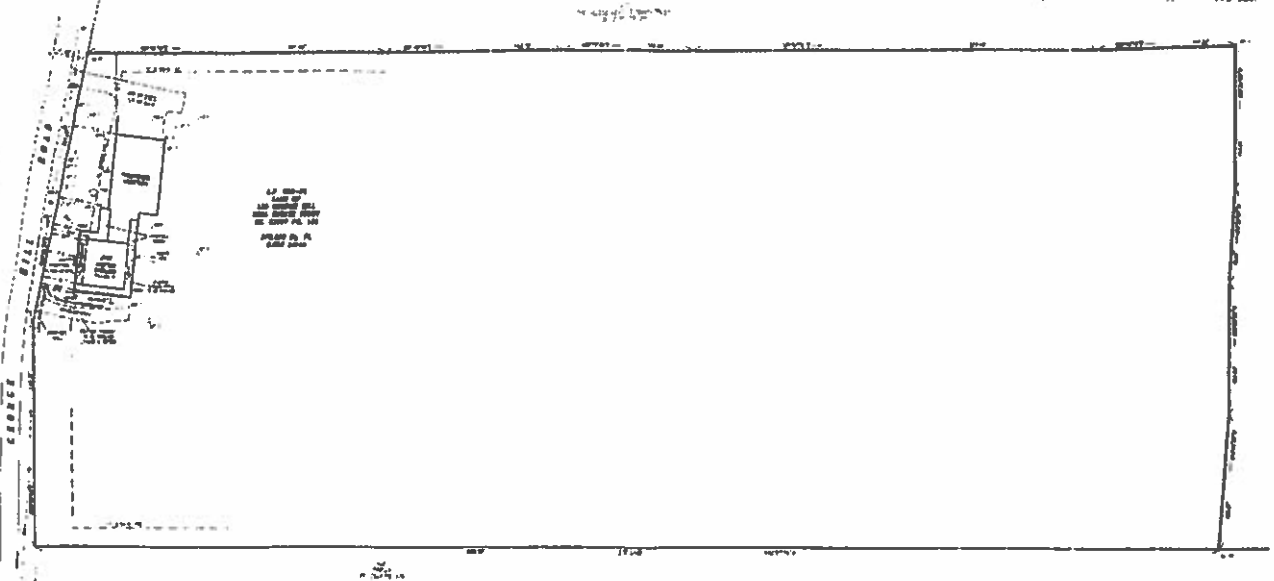
Kandy L. Lavallee, Town Clerk  
Grafton, MA

**CERTIFIED PLOT PLAN**  
**125 GEORGE HILL ROAD**  
**GRAFTON, MASSACHUSETTS**  
**(WORCESTER COUNTY)**

1. THIS PLAN IS TO BE  
 SUBMITTED TO THE REGISTER  
 OF DEEDS FOR RECORD  
 AND APPROVED BY THE  
 REGISTER OF DEEDS.

**LEGEND**

---	WALL
---	DOOR
---	WINDOW
---	CEILING
---	FLOOR
---	ROOF
---	FOUNDATION
---	PAVING
---	LANDSCAPE
---	UTILITY
---	SETBACK
---	ENCLOSURE
---	ADJACENT PROPERTY



1. THIS PLAN IS TO BE  
 SUBMITTED TO THE REGISTER  
 OF DEEDS FOR RECORD  
 AND APPROVED BY THE  
 REGISTER OF DEEDS.

**OSM**  
**ODDRE SURVEY & MAPPING**  
 SURVEYING • ENGINEERING • PLANNING & CONSULTING  
 811 Main Street, Suite 1  
 Grafton, MA 01935  
 Tel: 508-881-1212  
 Fax: 508-881-1215  
 www.osm.com

REGISTER OF DEEDS  
 WORCESTER COUNTY  
 MASSACHUSETTS  
 100 STATE STREET  
 WORCESTER, MA 01608  
 TEL: 508-853-2200  
 FAX: 508-853-2201  
 WWW: www.registerofdeeds.com

THIS PLAN IS TO BE SUBMITTED TO THE REGISTER OF DEEDS FOR RECORD AND APPROVED BY THE REGISTER OF DEEDS. THE REGISTER OF DEEDS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE REGISTER OF DEEDS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE REGISTER OF DEEDS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

*Exh. A*