



**ZONING BOARD OF APPEALS  
TOWN OF GRAFTON**

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

**2022/Case #885**

**SPECIAL PERMIT**

Decision of the Board of Appeals on the petition from CHARLES AND ANDREA BRESNAHAN of 9 MILLBURY STREET, GRAFTON, MA requesting that the Zoning Board of Appeals grant a SPECIAL PERMIT to allow:

**THE ADDITION OF AN ATTACHED 2-CAR GARAGE WITH A MUD ROOM ON A PRE-EXISTING, NON-CONFORMING STRUCTURE.**

At their duly held meeting on Thursday, June 16, 2022, the Zoning Board of Appeals took the following action:

Motion made by Mr. McCusker and seconded by Mr. Yeomans, that the Zoning Board of Appeals grant a SPECIAL PERMIT to CHARLES AND ANDREA BRESNAHAN at 9 MILLBURY STREET, GRAFTON MA, to allow:

**THE ADDITION OF AN ATTACHED 2-CAR GARAGE WITH A MUD ROOM ON A PRE-EXISTING, NON-CONFORMING STRUCTURE PER EXHIBIT A ATTACHED.**

**THE BOARD MAKES THE FOLLOWING FINDINGS:**

- Finding 1: The parcel is located in the R20 (Medium Density Residential) zoning district.
- Finding 2: The R20 Zoning District requires 125 feet of frontage.
- Finding 3: The lot has 113.2 feet of frontage.
- Finding 4: The R20 Zoning District requires a 20,000 square foot lot.
- Finding 5: The lot size is 11,745 square feet.
- Finding 6: The R20 Zoning District requires a 30' front yard setback.
- Finding 7: The home is situated 25.1' off the front yard setback.
- Finding 8: The home was built in approximately 1800.

Based on Findings 1 – 8, the current structure is a pre-existing, non-conforming structure.

- Finding 9: The R20 Zoning District requires a 15' side yard setback.
- Finding 10: The current structure complies with the side yard setback.
- Finding 11: The proposed structure is situated 9.0' off the side yard lot line and within the setback.
- Finding 12: The R20 Zoning District requires a 15' rear yard setback.
- Finding 13: The current structure complies with the rear yard setback.
- Finding 14: The proposed structure is situated 10.9' off the rear yard lot line and within the setback.
- Finding 15: The current use is a single-family residence.
- Finding 16: The proposed use is a single-family residence.

Finding 17: The structure is a single-family home situated in a neighborhood of almost exclusively single-family homes.

Finding 18: 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.

BASED ON FINDINGS 17 AND 18, 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 17 AND 18, 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

Kay Reed, Clerk: YES

William McCusker, Member: YES

William Yeomans, Member: YES

Mitali Biswas, Alternate Member: YES

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.

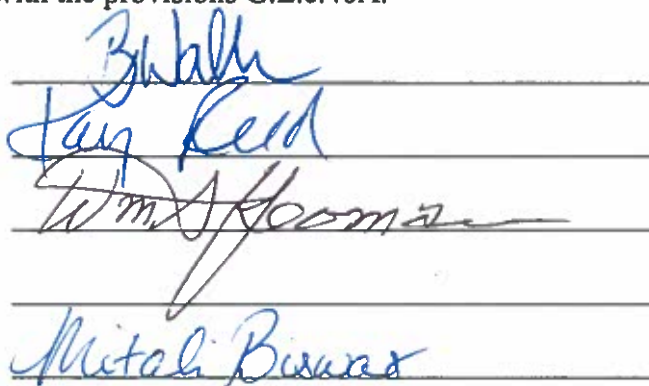
Brian Waller, Chairman

Kay Reed, Clerk

William Yeomans, Member

William McCusker, Member

Mitali Biswas, Member



The image shows five horizontal lines, each with a handwritten signature in blue ink. From top to bottom, the signatures are: Brian Waller, Kay Reed, William Yeomans, William McCusker, and Mitali Biswas.

A complete file of this case (Case #2022-885) is on file with the Town Clerk.

**PLAN SHOWING PROPOSED ADDITION  
 PREPARED FOR  
 ANDREA BRESHNAHAN  
 9 MILLBURY STREET  
 GRAFTON, MASSACHUSETTS  
 NOVEMBER 16, 2020  
 SCALE: 1 INCH = 30 FEET**

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

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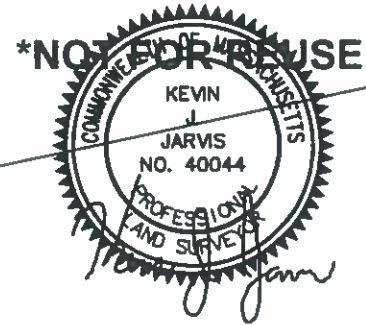
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2. THIS PLAN HAS NOT BEEN PREPARED FOR RECORDING PURPOSES.

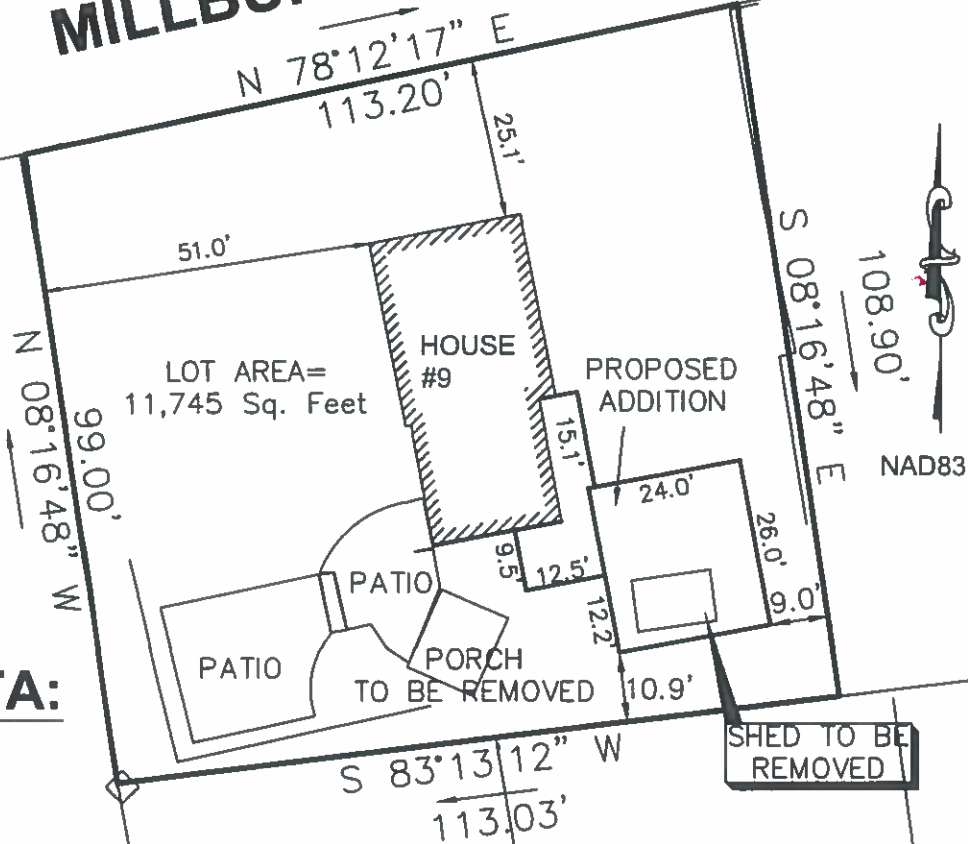
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**ASSESSORS MAP 74  
 LOT 121**

11-16-2020



**MILLBURY STREET**



**ZONING DATA:**

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