



TOWN OF GRAFTON
 GRAFTON MEMORIAL MUNICIPAL CENTER
 30 PROVIDENCE ROAD
 GRAFTON, MASSACHUSETTS 01519
 (508) 839-5335 x1190 • FAX (508) 839-4602
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RECEIVED
 JUN 08 2022
 Zoning Board of Appeals

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 GRAFTON, MA
 2022 JUN -8 1 AM 11:23

JUNE 3, 2022

ZONING DETERMINATION

Zoning Board of Appeals Grafton

ZBA Case Number 8845/2022

SITE INFORMATION

STREET AND NUMBER 9 MILLBURY STREET

ASSESSOR'S MAP(S) 074.0-0000-0121.0

LOT SIZE .27 AC FRONTAGE 113.3

CURRENT USE SINGLE FAMILY DWELLING

PROPOSED USE TO EXTEND PRE-EXISTING STRUCTURE FOR THE CONSTRUCTION OF A ATTACHED GARAGE

TO BE COMPLETED BY THE ZONING ENFORCEMENT OFFICER

The project is zoned (check all that apply)

- | | | |
|---|---|--|
| <input type="checkbox"/> A - Agricultural | <input type="checkbox"/> RMF – Residential Multi-Family | <input type="checkbox"/> I - Industrial |
| <input type="checkbox"/> R40 – Residential 40,000 sf | <input type="checkbox"/> NB – Neighborhood Business | <input type="checkbox"/> OLI – Office / Light Industry |
| <input checked="" type="checkbox"/> R20 – Residential 20,000 sf | <input type="checkbox"/> CB – Community Business | <input type="checkbox"/> FP – Flood Plain |

Overlay Districts

- | | |
|--|--|
| <input type="checkbox"/> WSPO – Water Supply Protection Overlay District | <input type="checkbox"/> FSGOD – Fisherville Smart Growth Overlay District |
| <input type="checkbox"/> CDO – Campus Development Overlay District | <input type="checkbox"/> 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)

1. as per assessors property record card structure year built 1800
2. as per submitted site plan by Jarvis Land Survey dated 11-16-2020 showing existing structure located 25 feet 1 inch from front property line which requires 30 feet from front property line
3. as per items 1-2 my opinion this structure is considered a pre-existing non-conforming structure therefore any change would need to comply with section 3.4.3.5 as stated below

The proposal must be heard by the following Board:

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

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.

Zoning Enforcement Officer Robert DeBurger

Date: 6/3/2022

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.

9 MILLBURY STREET

Location 9 MILLBURY STREET

Mblu 074.0/ 0000/ 0121.0/ /

Acct# 1100740000001210

Owner BRESNAHAN, ANDREA

PBN

Assessment \$557,300

Appraisal \$557,300

PID 3855

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2022	\$399,600	\$157,700	\$557,300

Assessment			
Valuation Year	Improvements	Land	Total
2022	\$399,600	\$157,700	\$557,300

Owner of Record

Owner BRESNAHAN, ANDREA

Sale Price \$600,000

Co-Owner

Certificate

Address 9 MILLBURY STREET

Book & Page 63143/363

GRAFTON, MA 01519

Sale Date 08/31/2020

Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
BRESNAHAN, ANDREA	\$600,000		63143/363	00	08/31/2020
BEHNKE, STEPHANIE GAIL	\$535,000		58817/99	00	05/18/2018
FORS ANTHONY V	\$140,000		52965/192	1H	10/27/2014

Building Information

Building 1 : Section 1

Year Built:

1800

Building Photo

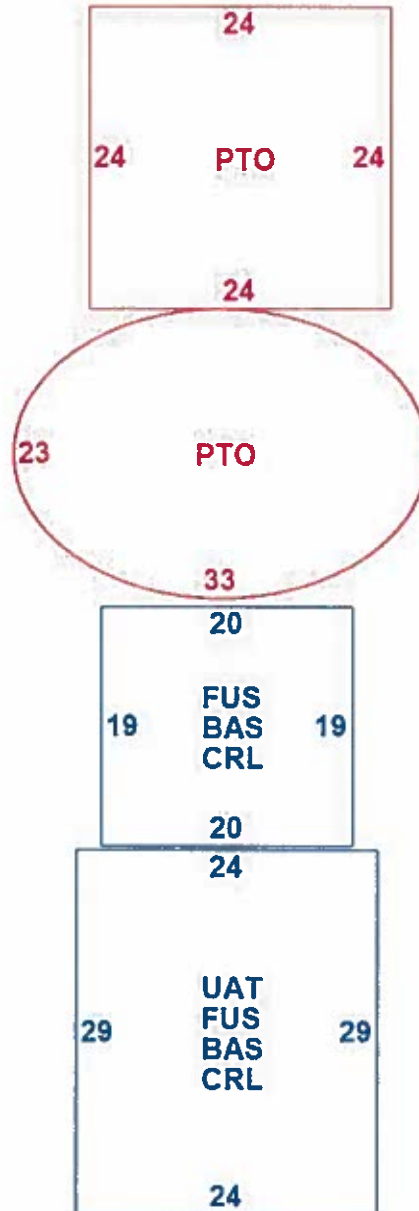
Living Area: 2,152
Replacement Cost: \$442,863
Building Percent Good: 89
Replacement Cost Less Depreciation: \$394,100



(https://images.vgsi.com/photos/GraftonMAPPhotos/A0018/genMid.7269446)

Building Attributes	
Field	Description
Style	Conventional
Model	Residential
Grade	Excellent +10
Stories	2.00
Occupancy	1
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Type	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	Cust Wd Panel
Interior Floor 1	Hardwood
Interior Floor 2	
Heat Fuel	Gas
Heat Type	Forced Air-Duc
AC Type	Central
Bedroom(s)	3
Full Bath(s)	3
Half Bath(s)	0
Extra Fixture(s)	1
Total Rooms	7
Bathroom Quality	Modern
Kitchen Quality	Luxury
Extra Kitchen(s)	
Interior Condition	Average
Exterior Condition	Average
Foundation	Stone
Bsmt Garage Cap	0
Gas Fireplaces	1
Stacks	
Fireplaces	
Basement Area	1076.00
Fin Bsmt Area	
Fin Bsmt Grade	
Basement Type	Crawl Space

Building Layout



(ParcelSketch.ashx?pid=3855&bid=3855)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area

Fndtn Cndtn	
Basement	

BAS	First Floor	1,076	1,076
FUS	Fin Upper Sty	1,076	1,076
CRL	Crawl Space	1,076	0
PTO	Patio	1,172	0
UAT	Unfin Attic	696	0
		5,096	2,152

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 1010
Description Single Family
Zone R2
Neighborhood 2.4
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 0.27
Frontage
Depth
Assessed Value \$157,700
Appraised Value \$157,700

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
GZBO	GAZEBO			216.00 S.F.	\$3,900	1
SHD1	SHED FRAME			96.00 S.F.	\$1,600	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2021	\$354,500	\$143,300	\$497,800
2020	\$354,500	\$143,300	\$497,800
2019	\$321,800	\$141,600	\$463,400

Assessment			
Valuation Year	Improvements	Land	Total
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