



**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
Website: www.graffton-ma.gov**

Zoning Board of Appeals

New Case Notice

Case Number #
2022 / 885

The Grafton Board of Appeals has received a petition from **CHARLES AND ANDREA BRESNAHAM**
for **9 MILLBURY STREET** requesting that the Zoning Board of Appeals grant a

Special Permit

to allow: **THE ADDITIONA OF AN ATTACHED 2 CAR GARAGE WITH A MUD ROOM ON A PRE-
EXISTING, NON-CONFORMING STRUCTURE. BOOK: 63143 PAGE: 363**

Map: 74 Lot: 121 Block: 0000

The Board will conduct a Public Hearing on **Thursday, June 16, 2022** 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

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

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

RECEIVED TOWN CLERK
GRAFTON, MA
2022 MAY - 9 1 AM 10: 27

DATE: 5/4/2022

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 9 MILLBURY ST GRAFTON, MA 01519

TO ALLOW:

An addition of an ^{attached} 2 car garage and mud room on a pre-existing, non-conforming structure

Please complete this entire section:

Location of property: _____ Tax Plan # 74 Plot # 121
 Zoning District in which the property is located: R20
 Title of Property in name of: Andrea Bresnahan
 Whose address is: 9 millbury st - Grafton - MA 01519
 Deed recorded in Book # 023143, Page # 363
 Plan Book # 0, Plan # 0
 Signature of Petitioner: Andrea Bresnahan
 Print Name Andrea
 Address of Petitioner: same
 Phone Number of Petitioner: 510-301-0108

EMAIL ~~BRESNAANDREA@GMAIL.COM~~
CBRESNAHAN08@GMAIL.COM


RECEIVED

MAY 09 2022

Zoning Board of Appeals



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

Other Permit: _____

<u>ANDREA BRESNAHAN</u> Petitioner Name	<u>SAME</u> Property Owner / Applicant
<u>9 MILLBURY ST</u> Petitioner Address	<u>SAME</u> Property Address
<u>GRAFTON, MA 01519</u> City, State, Zip	<u>Grafton, MA 01519</u> City, State, Zip
<u>205-482-2329</u> Phone	

Date:	Current	Delinquent	NA
Real Estate	<u>✓</u>		
Personal Property			<u>✓</u>
Motor Vehicle Excise			<u>✓</u>
Disposal			<u>✓</u>
General Billing			<u>✓</u>

John Schmitt
Treasurer / Collector Signature

5/5/2022
Date

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

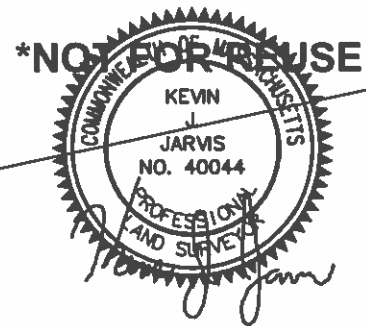
**JARVIS LAND SURVEY, INC
 29 GRAFTON CIRCLE
 SHREWSBURY, MA 01545
 TEL. (508) 842-8087
 FAX. (508) 842-0661
 KEVIN@JARVISLANDSURVEY.COM**

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

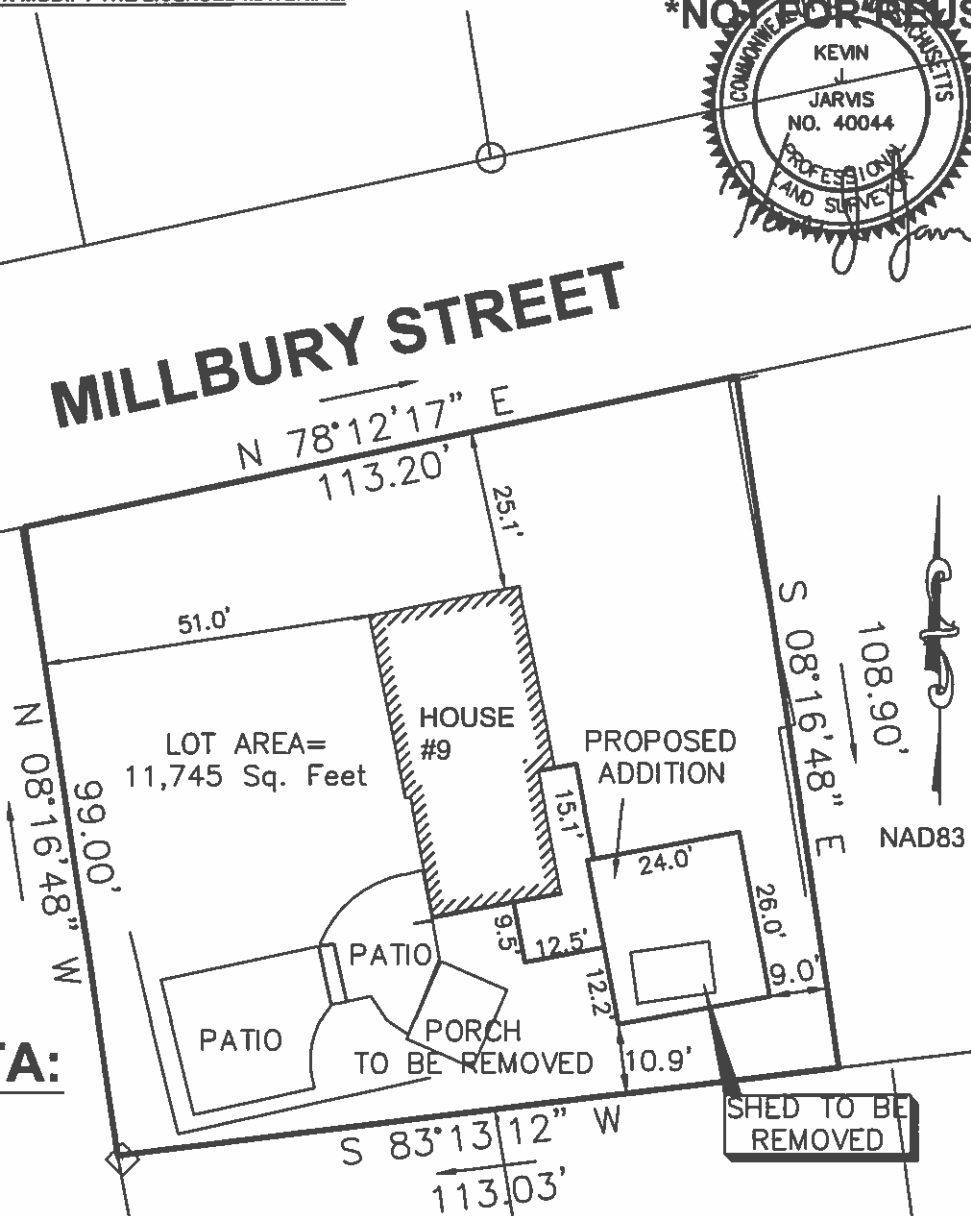
1. THIS PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE FINDINGS SUCH A REPORT MIGHT DISCLOSE.
2. **THIS PLAN HAS NOT BEEN PREPARED FOR RECORDING PURPOSES.**
3. THE LICENSED MATERIAL CONTAINS VALUABLE PROPRIETARY INFORMATION BELONGING EXCLUSIVELY TO JARVIS LAND SURVEY, INC. THE LICENSED MATERIAL AND THE INFORMATION CONTAINED THEREON ARE COPYRIGHTED INSTRUMENTS OF PROFESSIONAL SERVICES AND SHALL NOT BE USED, IN WHOLE OR IN PART, FOR ANY PROJECT OTHER THAN THAT FOR WHICH THEY WERE CREATED, WITHOUT THE EXPRESS WRITTEN CONSENT OF JARVIS LAND SURVEY, INC. **YOU AGREE NEVER TO REMOVE ANY NOTICES OF COPYRIGHT, NOR TO REPRODUCE OR MODIFY THE LICENSED MATERIAL.**

**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'

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

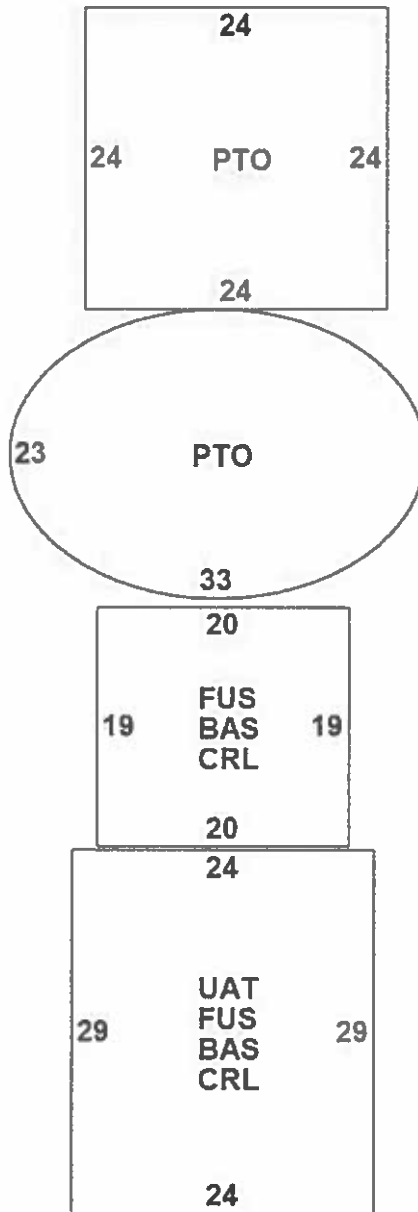
Living Area: 2,152
Replacement Cost: \$442,863
Building Percent Good: 89
Replacement Cost Less Depreciation: \$394,100



(<https://images.vgsi.com/photos/GraftonMAPhotos/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

Fndln 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
2021	\$354,500	\$143,300	\$497,800
2020	\$354,500	\$143,300	\$497,800
2019	\$321,800	\$141,600	\$463,400



BRESNAHAN ADDITION

9 MILLBURY ST GRAFTON, MA 01519



PROJECT DRAWING LIST

- T1 TITLE SHEET
- A1 EXISTING PLANS
- A2 EXISTING ELEVATIONS
- A3 FOUNDATION PLAN-NEW WORK
- A4 FIRST FLOOR-NEW WORK
- A5 SECOND FLOOR-NEW WORK
- A6 ROOF PLAN-NEW WORK
- A7 EXTERIOR ELEVATIONS-NEW WORK
- A8 FRAMING
- A9 FRAMING PLANS

PROGRESS
DRAWING

.T1

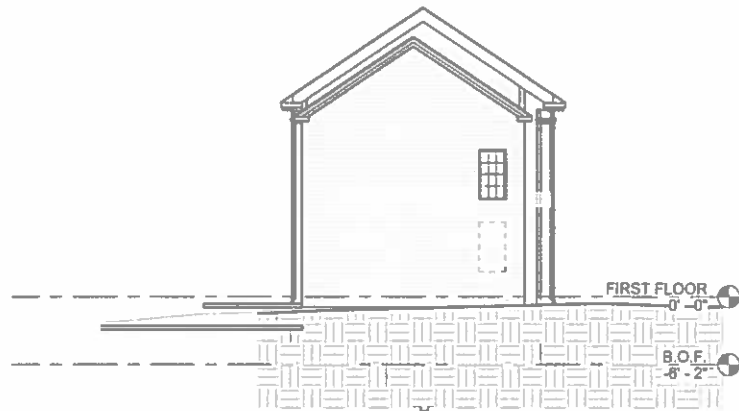
04/12/2022

BRESNAHAN ADDITION
9 MILLBURY ST-GRAFTON, MA 01519
TITLE SHEET

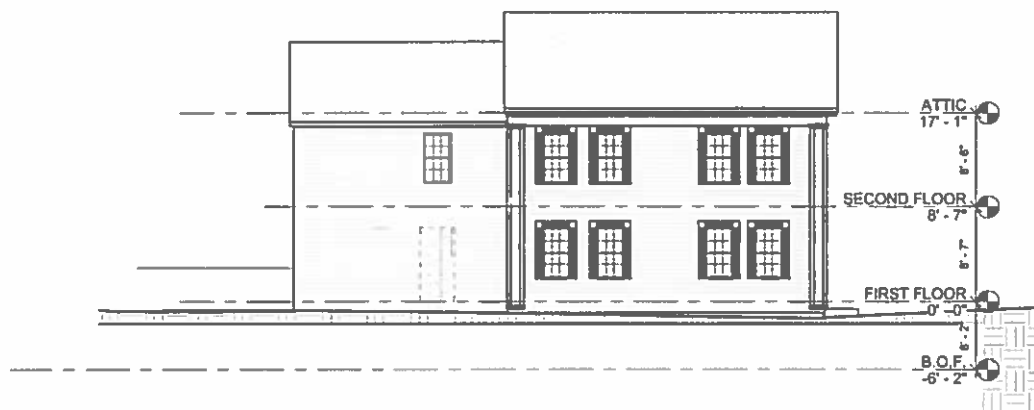
CHRIS ADCOCK ARCHITECTURE, INC.
133 Worcester St. North Grafton, MA 01536
www.chrisadcockarchitecture.com
chris@chrisadcockarchitecture.com
508-735-3911



③ NORTH ELEVATION-EXISTING
1/8" = 1'-0"



② SOUTH ELEVATION-EXISTING
1/8" = 1'-0"

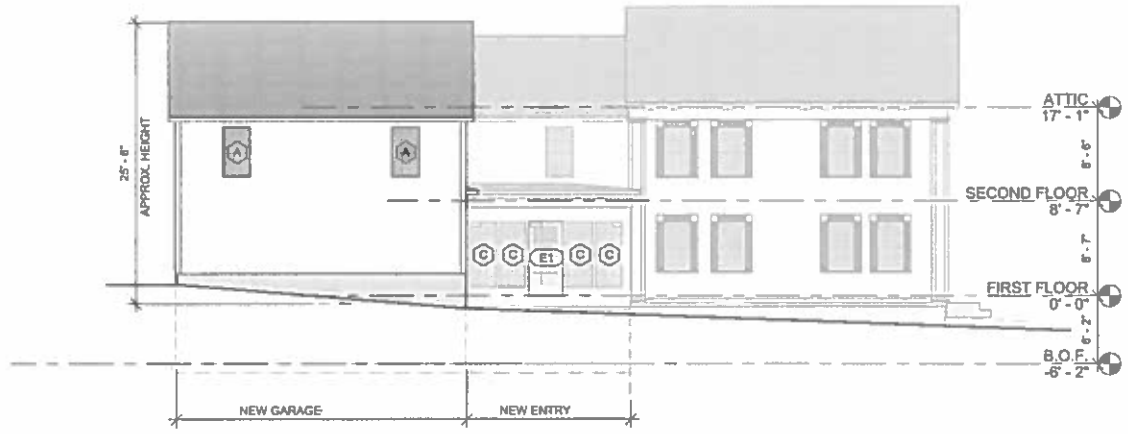


④ EAST ELEVATION-EXISTING
1/8" = 1'-0"

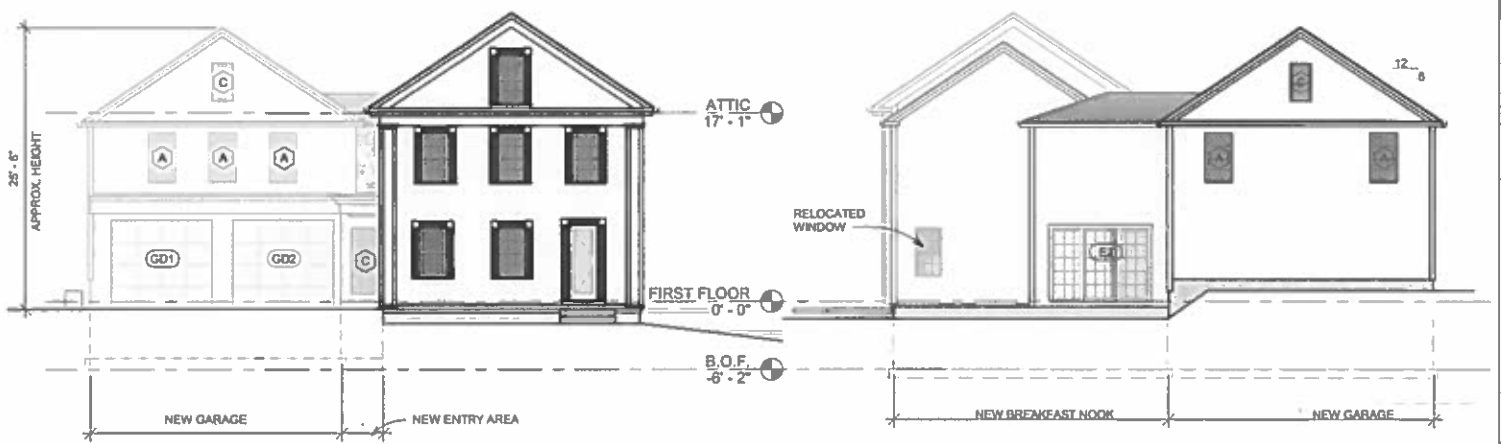


① WEST ELEVATION-EXISTING
1/8" = 1'-0"

PROGRESS
DRAWING



① EAST ELEVATION-NEW
1/8" = 1'-0"



② NORTH ELEVATION-NEW
1/8" = 1'-0"

③ SOUTH ELEVATION-NEW
1/8" = 1'-0"



④ WEST ELEVATION-NEW
1/8" = 1'-0"

PROGRESS
DRAWING

A7	04/12/2022	BRESNAHAN ADDITION 9 MILLBURY ST-GRAFTON, MA 01519	CHRIS ADCOCK ARCHITECTURE, INC. 133 WORCESTER ST. NORTH GRAFTON, MA 01536 www.chrisadcockarchitecture.com chris@chrisadcockarchitecture.com 508-735-3811
		EXTERIOR ELEVATIONS-NEW WORK	