



**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 / 882

The Grafton Board of Appeals has received a petition from **WILLIAM NICHOLSON**
for **33 NORTH STREET** requesting that the Zoning Board of Appeals grant a

Variance

to allow: **TO ALLOW THE CONSTRUCTION OF A SMALL BARN, 24' X 36', WITH ONLY A 10' SETBACK
WHERE A 15' SETBACK IS REQUIRED, ON BOTH SIDES.**

Map: 65 Lot: 129 Block: 0000

The Board will conduct a Public Hearing on _____ 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

DATE: Jan. 25 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 33 North St.

TO ALLOW:

the construction of a small barn (24x36) with a 10' setback on both sides, a 16' from rear property line and 20'-130' setback from the street

Please complete this entire section:

Location of property: 33 North Tax Plan # U5 Plot # 129
 Zoning District in which the property is located: R40
 Title of Property in name of: William H + Mary H. Nicholson
 Whose address is: 33 North St
 Deed recorded in Book # 13625, Page # 56
 Plan Book # _____, Plan # _____
 Signature of Petitioner: William H. Nicholson
 Print Name William H. Nicholson
 Address of Petitioner: 33 North St Grafton
 Phone Number of Petitioner: 508-735-4412

billnich2@verizon.com

RECEIVED TOWN CLERK
GRAFTON, MA
2022 JAN 25 PM 12:33



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)	___	___	<input type="checkbox"/> Septic System	___	___
<input type="checkbox"/> Building - Electric	___	___	<input type="checkbox"/> Conservation	___	___
<input type="checkbox"/> Building - Plumbing	___	___	<input type="checkbox"/> Planning	___	___
<input type="checkbox"/> Board of Health	___	___	<input type="checkbox"/> Other	___	___

Other Permit: _____

William H. Nicholson
 Petitioner Name

William H. Nicholson
 Property Owner / Applicant

33 North St.
 Petitioner Address

33 North St.
 Property Address

Grafton MA 01519
 City, State, Zip

Grafton, MA 01519
 City, State, Zip

508-735-4412
 Phone

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

[Signature] 1/25/2022
 Treasurer / Collector Signature Date

33 NORTH STREET

Location 33 NORTH STREET

Mblu 065.0/ 0000/ 0129.0/ /

Acct# 1100650000001290

Owner NICHOLSON WILLIAM H II

PBN

Assessment \$485,800

Appraisal \$485,800

PID 3447

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2022	\$339,200	\$146,600	\$485,800

Assessment			
Valuation Year	Improvements	Land	Total
2022	\$339,200	\$146,600	\$485,800

Owner of Record

Owner NICHOLSON WILLIAM H II
Co-Owner NICHOLSON MARY H
Address 33 NORTH STREET
GRAFTON, MA 01519-0492

Sale Price \$100
Certificate
Book & Page 13625/56
Sale Date 09/06/1991
Instrument 1A

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
NICHOLSON WILLIAM H II	\$100		13625/56	1A	09/06/1991

Building Information

Building 1 : Section 1

Year Built: 1950
Living Area: 2,250
Replacement Cost: \$498,861
Building Percent Good: 68

Replacement Cost
Less Depreciation: \$339,200

Building Attributes

Field	Description
Style	Cape Cod
Model	Residential
Grade	Average +25
Stories	1.50
Occupancy	1
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Type	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Typical
Interior Wall 2	
Interior Floor 1	Typical
Interior Floor 2	
Heat Fuel	Gas
Heat Type	Hot Water
AC Type	None
Bedroom(s)	3
Full Bath(s)	2
Half Bath(s)	1
Extra Fixture(s)	0
Total Rooms	8
Bathroom Quality	Typical
Kitchen Quality	Typical
Extra Kitchen(s)	0
Interior Condition	Average
Exterior Condition	Average
Foundation	Concrete
Bsmt Garage Cap	0
Gas Fireplaces	0
Stacks	1
Fireplaces	1
Basement Area	1744.00
Fin Bsmt Area	0
Fin Bsmt Grade	
Basement Type	Full
Fndtn Crdtn	
Basement	

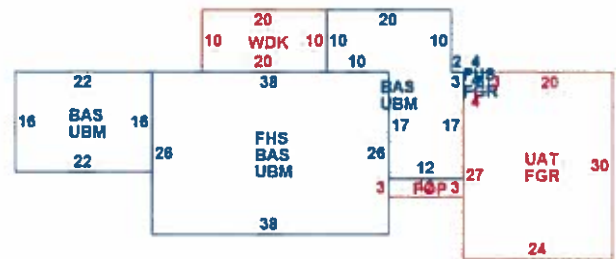
Building Photo



33 NORTH STREET

(<http://images.vgsi.com/photos/GraftonMAPhotos/NIMG000700070304.JPG>)

Building Layout



(ParcelSketch.aspx?pid=3447&bid=3447)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,744	1,744
FHS	Fin Half Sty	988	494
FUS	Fin Upper Sty	12	12
FGR	Garage	720	0
FOP	Open Porch	36	0
UAT	Unfin Attic	708	0
UBM	Unfin Bsmnt	1,744	0
WDK	Wood Deck	200	0
		6,152	2,250

Extra Features

Extra Features	<u>Legend</u>
No Data for Extra Features	

Land

Land Use

Use Code 1010
Description Single Family
Zone R4
Neighborhood 4.4
Alt Land Appr Category No

Land Line Valuation

Size (Acres) 0.37
Frontage
Depth
Assessed Value \$146,600
Appraised Value \$146,600

Outbuildings

Outbuildings	<u>Legend</u>
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2021	\$336,900	\$133,300	\$470,200
2020	\$334,300	\$133,300	\$467,600
2019	\$280,400	\$129,500	\$409,900

Assessment			
Valuation Year	Improvements	Land	Total
2021	\$336,900	\$133,300	\$470,200
2020	\$334,300	\$133,300	\$467,600
2019	\$280,400	\$129,500	\$409,900

VARIANCE PLAN



hs&t group, inc.

PROFESSIONAL CIVIL ENGINEERS & LAND SURVEYORS
 75 HAMMOND STREET - 2ND FLOOR
 WORCESTER, MASSACHUSETTS 01610-1723
 PHONE: 508-757-4944 EMAIL: INFO@HSTGROUP.NET
 FAX: 508-752-8895 WWW.HSTGROUP.NET

PROJECT: 33 NORTH ST
 GRAFTON MA

OWNER: WILLIAM & MARY NICHOLSON

DATE: 01-24-22

DEED: 13625-56

ZONE: R40

PLAN: PB/PLN

SCALE: 1"=40'

MBL: 65-129

COMP'D: DJT

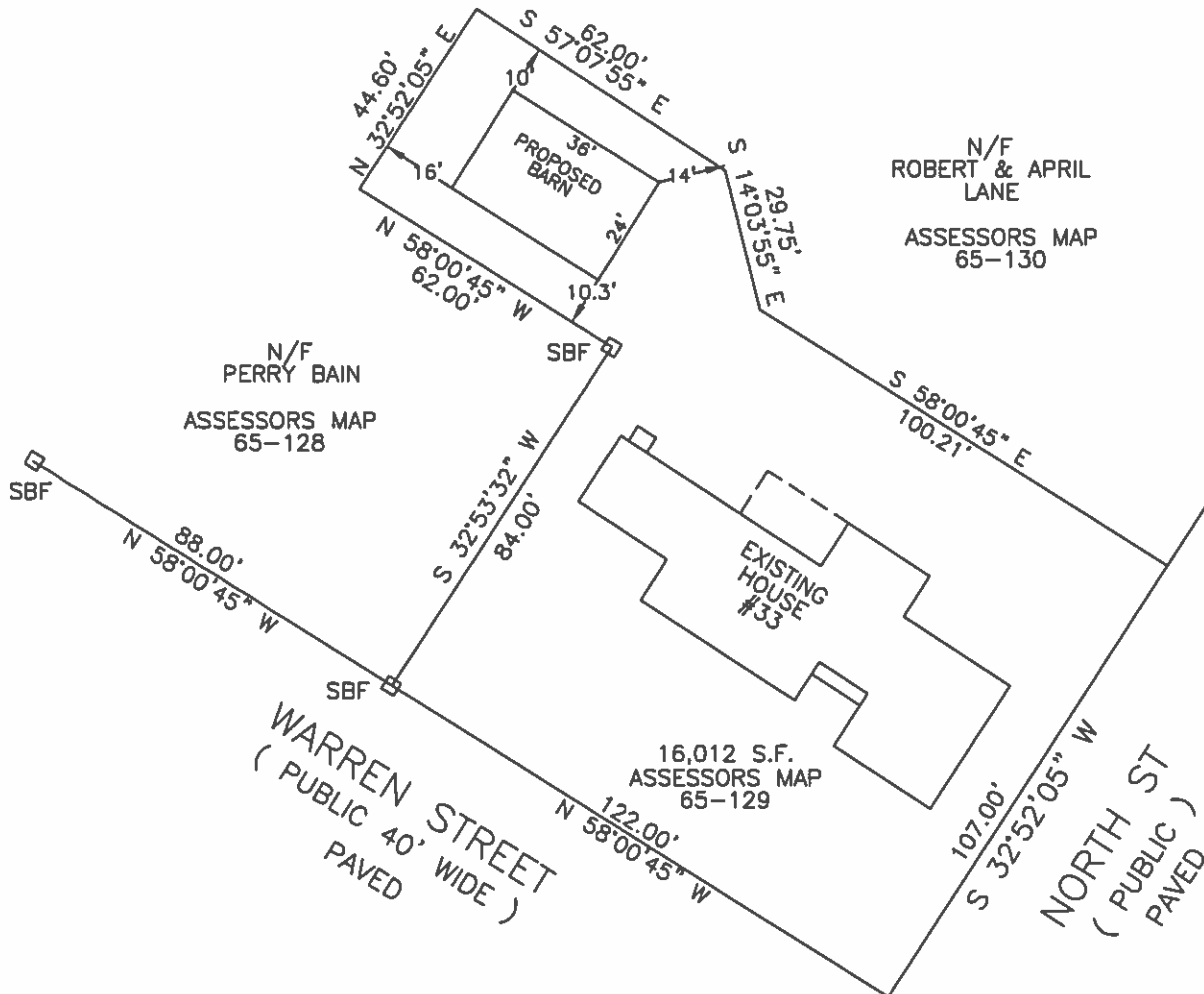
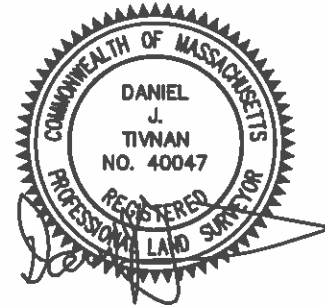
FLD. BK: 634-32

CAD: DJT

JOB #: 5233

FILE: NORTH33VAR

I CERTIFY THAT THIS PLAN FULLY AND ACCURATELY DEPICTS
 THE LOCATION OF THE BUILDING AND DIMENSIONS AS SHOWN.



ZONE: RESIDENTIAL R-40
 MIN AREA 40,000 S. F.
 MIN FRONTAGE 140'
 MIN SETBACK 30'
 MIN SIDELINE 15'
 MIN REAR 15'



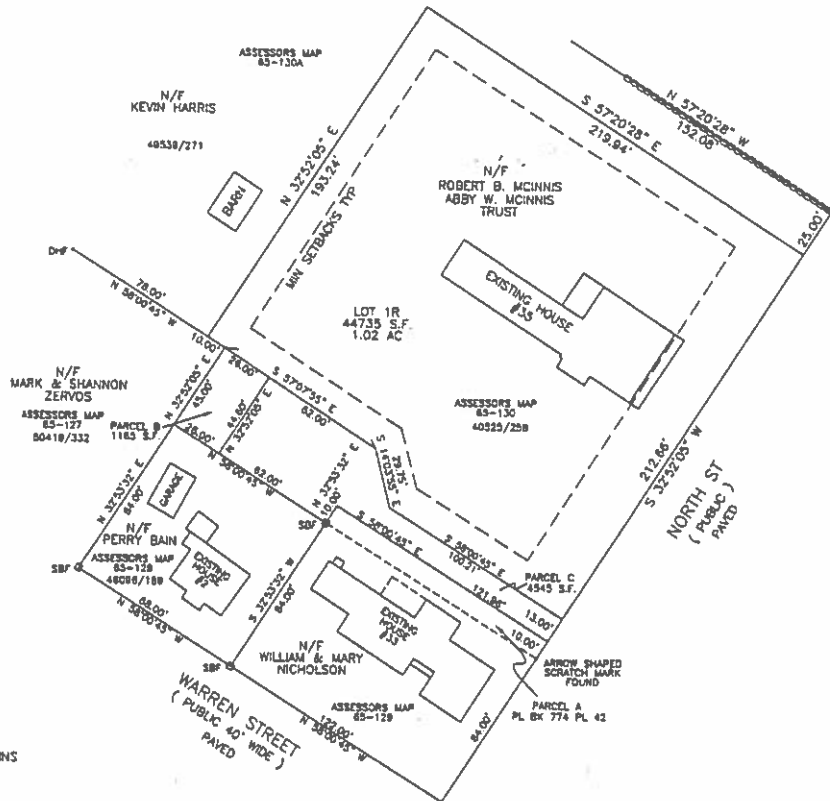
LOCUS MAP
1"=1000'

NOTE: PARCEL B IS TO BECOME AN UNDIVIDED PART OF OTHER LAND OF PERRY BAIN, AND IS NOT TO BE CONSIDERED A SEPARATE BUILDING LOT. NO FURTHER BUILDING MAY OCCUR WITHOUT FURTHER APPROVAL BY THE PLANNING BOARD PURSUANT TO THE SUBDIVISION CONTROL LAW.

LAND OF BAIN IS IN NON-CONFORMITY WITH THE PROVISIONS OF THE ZONING REGULATIONS FOR AREA & FRONTAGE, BUT ADDING PARCEL B WILL DECREASE THE AREA NON-CONFORMITY, AND BRING IT CLOSER TO CONFORMITY.

NOTE: PARCEL C IS TO BECOME AN UNDIVIDED PART OF OTHER LAND OF NICHOLSON, AND IS NOT TO BE CONSIDERED A SEPARATE BUILDING LOT. NO FURTHER BUILDING MAY OCCUR WITHOUT FURTHER APPROVAL BY THE PLANNING BOARD PURSUANT TO THE SUBDIVISION CONTROL LAW.

LAND OF NICHOLSON IS IN NON-CONFORMITY WITH THE PROVISIONS OF THE ZONING REGULATIONS FOR AREA & FRONTAGE, BUT ADDING PARCEL C WILL DECREASE THE AREA NON-CONFORMITY, AND BRING IT CLOSER TO CONFORMITY.



COMPLIANCE WITH ZONING OR OTHER REGULATIONS IS NEITHER EXPRESSED NOR IMPLIED.

- ZONE: RESIDENTIAL R-40
- MIN AREA 40,000 S.F.
- MIN FRONTAGE 140'
- MIN SETBACK 30'
- MIN SIDELINE 15'
- MIN REAR 15'

PLAN REFERENCE(S):
797/111,774/42

DEED REFERENCE(S):
36389/220, 50999/327

WORCESTER DISTRICT REGISTRY
OF DEEDS-WORCESTER, MA
PLAN BOOK 903 PLAN 75
Received 10-25-13
3 h 43 m P M
Sheet 1 of 1
With Doc. # _____
In BOOK _____ PAGE _____
Fee 75.00
ATTEST: *[Signature]*
Registrar



SCALE 1" = 40'

GRAFTON

PLANNING BOARD
APPROVAL UNDER THE SUBDIVISION
CONTROL LAW IS NOT REQUIRED

[Signature]

A MAJORITY VOTE
DATE: 9/29/2013

PLANNING BOARD ENDORSEMENT IS NOT
A DETERMINATION AS TO CONFORMANCE
WITH THE ZONING BYLAW



THIS PLAN HAS BEEN
PREPARED IN CONFORMITY WITH THE RULES
AND REGULATIONS OF THE REGISTERS OF DEEDS
OF THE COMMONWEALTH OF MASSACHUSETTS.

hs&t group, inc.
PROFESSIONAL CIVIL ENGINEERS & LAND SURVEYORS
75 HANNOCK STREET - 2ND FLOOR
WORCESTER, MASSACHUSETTS 01610-1723
PHONE: 508-757-6864 FAX: 508-757-6855 EMAIL: INFO@HSTGROUP.NET WWW.HSTGROUP.NET

PLAN OF LAND
33-35 NORTH ST GRAFTON MA

APPLICANT(S)/OWNER(S):
WILLIAM NICHOLSON
33 NORTH ST GRAFTON MA

DATE: 08-27-13 COMPTD: D/JT FIELD: PS

SCALE: 1"=40' CAD: D/JT FLD. BK: 634-33

ZONE: R-40 REVD: NORTH13PL

JOB NUMBER: **5233** SHEET NUMBER: **1**
DWG NUMBER: **4649** OF **1**

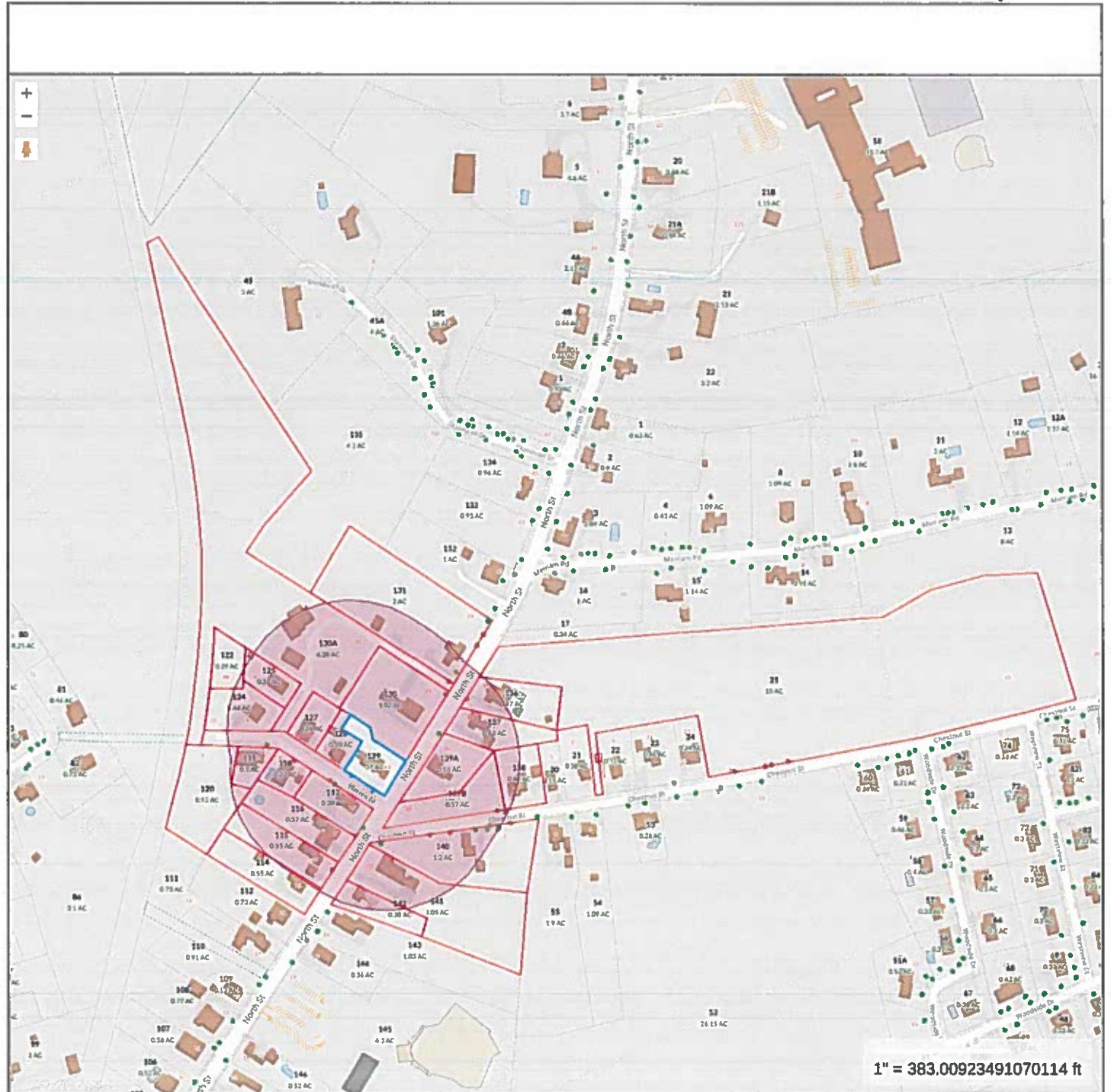
OWNER OF RECORD:
ROBERT & ABBY MCINNIS
33 NORTH ST
GRAFTON MA 01519

1/25/2022

33 NORTH STREET
MAP 65, LOT 129


TAMMY KALINOWSKI, PRINCIPAL ASSESSOR

PARCEL ID	LOCATION	OWNER 1	OWNER 2	ADDRESS	CITY	ST	ZIP	BK	PG
065.0-0000-0114.0	23 NORTH STREET	PADGETT BROOK A	ISSA-PADGETT JOANNE	23 NORTH STREET	GRAFTON	MA	01519	17711	160
065.0-0000-0115.0	25 NORTH STREET	BROWN ELLEN M LIFE ESTATE	HOULIHAN RICHARD P ET AL TRUSTEES	THE RICHARD BROWN REVOCABLE TRUST	GRAFTON	MA	01519	37598	118
065.0-0000-0116.0	27 NORTH STREET	REARDON C THOMAS	REARDON GAILE C	27 NORTH STREET	GRAFTON	MA	01519	24308	256
065.0-0000-0117.0	29 NORTH STREET	SMYTH DANIEL & ELIZABETH N TRUSTEES	SMYTH LIVING TRUST	29 NORTH STREET	GRAFTON	MA	01519	65683	191
065.0-0000-0118.0	3 WARREN STREET	SHAY ARTHUR J	SHAY YOLANDA	3 WARREN STREET	GRAFTON	MA	01519	4274	263
065.0-0000-0119.0	5 WARREN STREET	CLEARWATER MARYELLEN		5 WARREN STREET	GRAFTON	MA	01519	34818	371
065.0-0000-0120.0	7 WARREN STREET	BROWN RICHARD K	BROWN ELLEN M	25 NORTH STREET	GRAFTON	MA	01519	4622	298
065.0-0000-0122.0	8 WARREN STREET REAR	HARRIS KEVIN	HARRIS MEGAN	8 WARRAN STREET	GRAFTON	MA	01519	66531	191
065.0-0000-0124.0	6 WARREN STREET	HARRINGTON SHEILA E		6 WARREN STREET	GRAFTON	MA	01519	55557	155
065.0-0000-0125.0	8 WARREN STREET	HARRIS KEVIN	HARRIS MEGAN	8 WARRAN STREET	GRAFTON	MA	01519	66531	191
065.0-0000-0127.0	4 WARREN STREET	ZERVOS MARK E	ZERVOS SHANNON D	4 WARREN STREET	GRAFTON	MA	01519	50419	332
065.0-0000-0128.0	2 WARREN STREET	BAIN PERRY J		2 WARREN STREET	GRAFTON	MA	01519	46096	189
065.0-0000-0129.0	33 NORTH STREET	NICHOLSON WILLIAM H II	NICHOLSON MARY H	33 NORTH STREET	GRAFTON	MA	01519	13625	56
065.0-0000-0130.0	35 NORTH STREET	LANE ROBERT W	LANE APRIL	35 NORTH STREET	GRAFTON	MA	01519	51774	129
065.0-0000-0130.A	37 NORTH STREET	HARRIS KEVIN		37 NORTH STREET	GRAFTON	MA	01519	49539	271
065.0-0000-0131.0	39 NORTH STREET	NICHOLSON DAVID A	NICHOLSON SUSAN K	39 NORTH STREET	GRAFTON	MA	01519	7744	61
065.0-0000-0136.0	36 NORTH STREET	FRAIOLI, MATTHEW K		36 NORTH STREET	GRAFTON	MA	01519	63133	296
065.0-0000-0137.0	34 NORTH STREET	CLARK DONALD E	CLARK MAUREEN A	34 NORTH STREET	GRAFTON	MA	01519	20020	43
065.0-0000-0138.0	3 CHESTNUT STREET	DILLMAN, BRANDON R	DILLMAN, JACQUELINE	3 CHESTNUT STREET	GRAFTON	MA	01519	60055	141
065.0-0000-0139.A	32 NORTH STREET	NICHOLSON JOYCE A & DAVID A & WILLIAM H TRUSTEES	JOYCE A NICHOLSON TRUST - 2015	30 NORTH STREET	GRAFTON	MA	01519	61802	73
065.0-0000-0139.B	30 NORTH STREET	NICHOLSON JOYCE A & DAVID A & WILLIAM H TRUSTEES	JOYCE A NICHOLSON TRUST - 2015	30 NORTH STREET	GRAFTON	MA	01519	61802	73
065.0-0000-0140.0	2 CHESTNUT STREET	JACOBSON ALLAN S	JACOBSON DENISE BROUILLETTE	2 CHESTNUT STREET	GRAFTON	MA	01519	7420	369
065.0-0000-0141.0	28 NORTH STREET	DEGRAND, DAVID B	MCHUGH, BRENDA M	28 NORTH STREET	GRAFTON	MA	01519	60005	46
065.0-0000-0142.0	26 NORTH STREET	BECKWITH STEPHEN P & JANICE TRUSTEES	26 NORTH STREET REALTY TRUST	26 NORTH STREET	GRAFTON	MA	01519	52580	214
066.0-0000-0025.0	15 CHESTNUT STREET	GRAFTON LAND TRUST INC		PO BOX 114	GRAFTON	MA	01519	34599	396



Property Information

Property ID 065.0-0000-0129.0
 Location 33 NORTH STREET
 Owner NICHOLSON WILLIAM H II



**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.