



TOWN OF GRAFTON
 GRAFTON MEMORIAL MUNICIPAL CENTER
 30 PROVIDENCE ROAD
 GRAFTON, MASSACHUSETTS 01519
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2022 JUN -8 AM 11:23

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 JUN 08 2022
 Zoning Board of Appeals

JUNE 3, 2022

ZONING DETERMINATION

Zoning Board of Appeals Grafton

ZBA Case Number 884/2022

SITE INFORMATION

STREET AND NUMBER 147 MAIN STREET

ASSESSOR'S MAP(S) 113.0/ 0000/ 0091.0

LOT SIZE .25 AC FRONTAGE 62

CURRENT USE SINGLE FAMILY DWELLING

PROPOSED USE TWO FAMILY DWELLING

TO BE COMPLETED BY THE ZONING ENFORCEMENT OFFICER

The project is zoned (check all that apply)

- A - Agricultural
- R40 - Residential 40,000 sf
- R20 - Residential 20,000 sf
- RMF - Residential Multi-Family
- NB - Neighborhood Business
- CB - Community Business
- I - Industrial
- OLI - Office / Light Industry
- FP - Flood Plain

Overlay Districts

- WSP0 - Water Supply Protection Overlay District
- CDO - Campus Development Overlay District
- FSGOD - Fisherville Smart Growth Overlay District
- 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)

The proposal must be heard by the following Board:

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

1. as per assessors property record card year built 1920
 2. zoning district of which property is located neighborhood business (NB)
 3. as per APPENDIX A - 3.2.3.1 - USE REGULATION SCHEDULE
 1. single family dwelling N (not allowed use)
 2. two family dwelling N (not allowed use)
 4. as per items 1-3 my opinion this use is considered a pre-existing non-conforming use, therefore any change would need to comply with section 3.4.3.5 as stated below.
 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.

Residential Uses	A	R40	R20	RMF	NB	CB	I	OLI	YME-SG	YMI-WS	YMI-TV	YMI-GW	FP	WSP0
1. Detached one-family dwelling (one per lot) (T.M. 10-17-04)	Y	Y	Y	Y	N	N	N	N	N	N	N	N	N	-
2. Detached two-family dwelling (one per lot) (T.M. 10-17-04)	N	N	S	Y	N	N	N	N	N	N	N	N	N	-

Zoning Enforcement Officer Robert D. Berger

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.

147 MAIN STREET

Location 147 MAIN STREET

Mblu 113.0/ 0000/ 0091.0/ /

Acct# 1101130000000910

Owner FORKEY JAMES M

PBN

Assessment \$284,800

Appraisal \$284,800

PID 5975

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2022	\$170,800	\$114,000	\$284,800

Assessment			
Valuation Year	Improvements	Land	Total
2022	\$170,800	\$114,000	\$284,800

Owner of Record

Owner FORKEY JAMES M
Co-Owner
Address 7 NATHANIAL WAY
UPTON, MA 01568

Sale Price \$180,000
Certificate
Book & Page 52269/277
Sale Date 04/30/2014
Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
FORKEY JAMES M	\$180,000		52269/277	00	04/30/2014
MARCHAND LORRAINE B	\$100		45638/332	1F	04/05/2010

Building Information

Building 1 : Section 1

Year Built: 1920
Living Area: 1,381
Replacement Cost: \$258,540

Building Percent Good: 60
 Replacement Cost
 Less Depreciation: \$155,100

Building Attributes	
Field	Description
Style	Conventional
Model	Residential
Grade	Average
Stories	1.50
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Type	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Typical
Interior Wall 2	
Interior Floor 1	Hardwood
Interior Floor 2	
Heat Fuel	Oil
Heat Type	Forced Air-Duc
AC Type	None
Bedroom(s)	4
Full Bath(s)	3
Half Bath(s)	0
Extra Fixture(s)	1
Total Rooms	10
Bathroom Quality	Typical
Kitchen Quality	Typical
Extra Kitchen(s)	1
Interior Condition	Fair / Average
Exterior Condition	Fair / Average
Foundation	Stone
Bsmt Garage Cap	0
Gas Fireplaces	0
Stacks	
Fireplaces	
Basement Area	768.00
Fin Bsmt Area	0
Fin Bsmt Grade	
Basement Type	Full
Fndln Cndtn	
Basement	

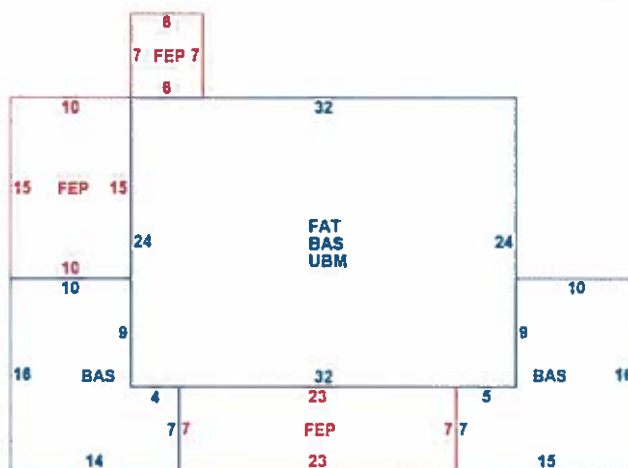
Building Photo



147 MAIN STREET

(<https://images.vgsi.com/photos/GraftonMAPhotos/IMG0005\00050929.Jf>)

Building Layout



(ParcelSketch.aspx?pid=5975&bid=5975)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,151	1,151
FAT	Fin Attic	768	230
FEP	Framed Encl Porch	353	0
UBM	Unfin Bsmnt	768	0
		3,040	1,381

Extra Features

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

Land

Land Use

Use Code 1010
Description Single Family
Zone NB
Neighborhood 2.1
Alt Land Appr Category No

Land Line Valuation

Size (Acres) 0.25
Frontage
Depth
Assessed Value \$114,000
Appraised Value \$114,000

Outbuildings

Outbuildings						<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
FGR1	GARAGE-AVE			600.00 S.F.	\$13,100	1
SHD1	SHED FRAME			192.00 S.F.	\$2,600	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2021	\$167,200	\$103,600	\$270,800
2020	\$167,200	\$103,600	\$270,800
2019	\$146,600	\$85,500	\$232,100

Assessment			
Valuation Year	Improvements	Land	Total
2021	\$167,200	\$103,600	\$270,800
2020	\$167,200	\$103,600	\$270,800
2019	\$146,600	\$85,500	\$232,100