



**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 / 884

The Grafton Board of Appeals has received a petition from **JAMES M. FORKEY**
for **147 MAIN STREET** requesting that the Zoning Board of Appeals grant a

Special Permit

to allow: **THE CONVERSION OF A PRE-EXISTING, NON-CONFORMING SINGLE-FAMILY DWELLING
LOCATED IN A NEIGHBORHOOD BUSINESS (NB) ZONING DISTRICT TO A TWO-FAMILY
DWELLING. NO EXPANSION OF BUILDING FOOT PRINT IS PROPOSED OR REQUIRED FOR
MODIFICATION. BOOK: 54882 PAGE: 384**

Map: 113 Lot: 91 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

RECEIVED TOWN CLERK
GRAFTON, MA

2022 APR 28 1 PM 12: 25

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

DATE: April 27, 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 147 Main Street, S. Grafton, MA

TO ALLOW:

The conversion of a pre-existing non-conforming single-family dwelling located in a Neighborhood Business (NB) Zoning District to a two-family dwelling. No expansion of building foot print proposed or required for modification.

Please complete this entire section:

Location of property: _____ Tax Plan # 113 Plot # 91
Zoning District in which the property is located: Neighborhood Business (NB)
Title of Property in name of: James M. Forkey
Whose address is: 7 Nathaniel Way, Upton, MA 01568
Deed recorded in Book # 54882, Page # 384
Plan Book # _____, Plan # _____
Signature of Petitioner: James M. Forkey
Print Name James M. Forkey
Address of Petitioner: 7 Nathaniel Way, Upton, MA 01568
Phone Number of Petitioner: (413) 884-2792


James.Forkey@gmail.com

Donald J

DJD@oneilbarrister.com

508-755-5655

PLAN OF LAND
IN
GRAFTON, MA
147 MAIN STREET
OWNED BY:
JAMES M. FORKEY

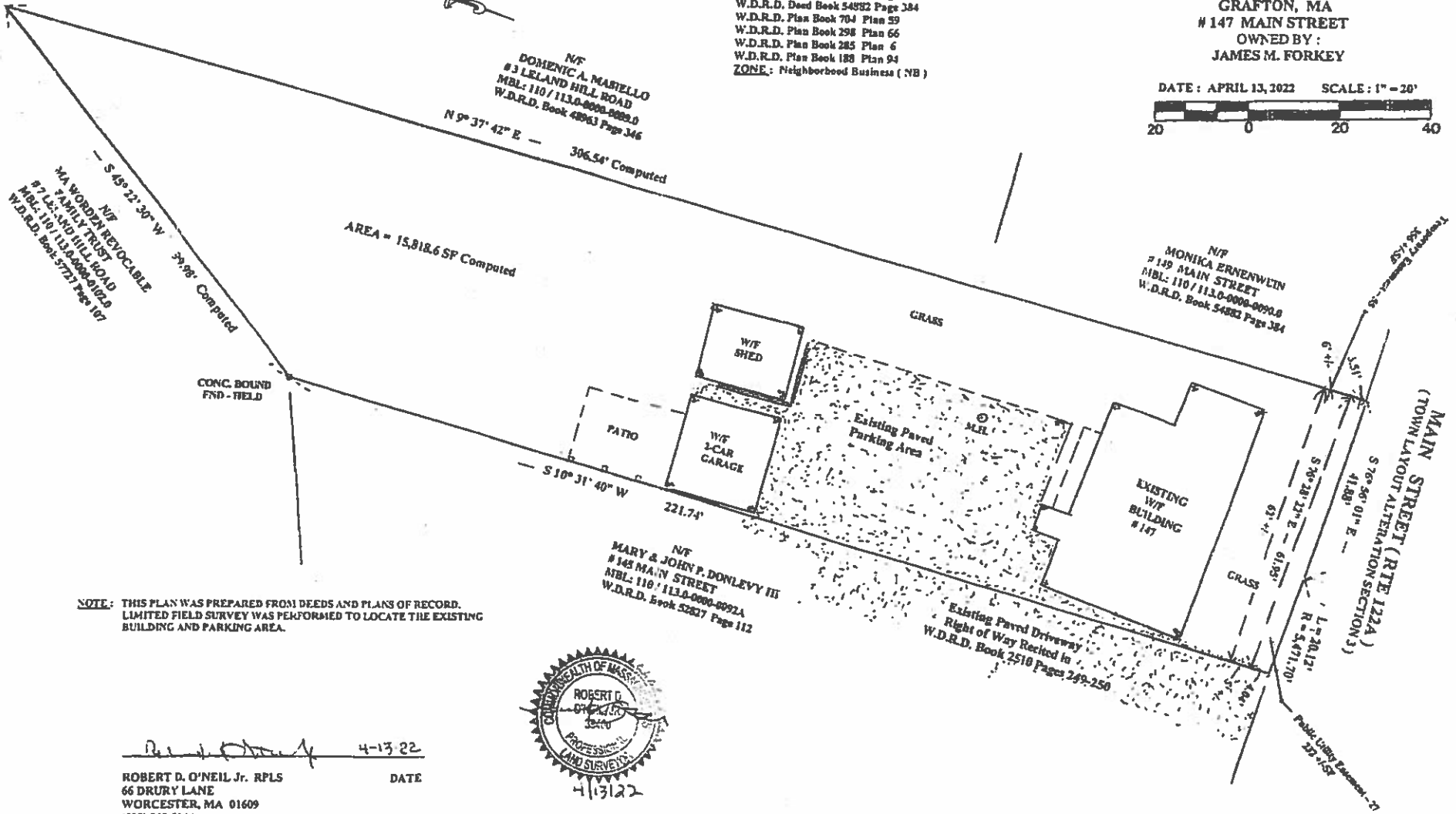
DATE: APRIL 13, 2022 SCALE: 1" = 20'


REFERENCES:
 MBL: 110/113.0-0000-0091.0
 W.D.R.D. Deed Book 52269 Page 277
 W.D.R.D. Deed Book 52827 Page 112
 W.D.R.D. Deed Book 54932 Page 384
 W.D.R.D. Plan Book 704 Plan 59
 W.D.R.D. Plan Book 298 Plan 66
 W.D.R.D. Plan Book 285 Plan 6
 W.D.R.D. Plan Book 188 Plan 94
 ZONE: Neighborhood Business (NB)


N/F
 DOMENICA MARIELLO
 # 3 LELAND HILL ROAD
 MBL: 110 / 113.0-0000-0022.0
 W.D.R.D. Book 42963 Page 346

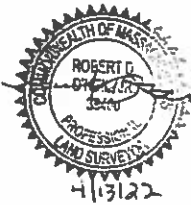
N/F
 MONIKA ERNENWELN
 # 139 MAIN STREET
 MBL: 110 / 113.0-0000-0090.0
 W.D.R.D. Book 54883 Page 384

N/F
 MARY & JOHN P. DONLEVY III
 # 145 MAIN STREET
 MBL: 110 / 113.0-0000-0092A
 W.D.R.D. Book 52827 Page 112



NOTE: THIS PLAN WAS PREPARED FROM DEEDS AND PLANS OF RECORD. LIMITED FIELD SURVEY WAS PERFORMED TO LOCATE THE EXISTING BUILDING AND PARKING AREA.

 4-13-22
 ROBERT D. O'NEIL JR. RPLS DATE
 66 DRURY LANE
 WORCESTER, MA 01609
 (508) 868-5144





TOWN OF GRAFTON
GRAFTON MEMORIAL MUNICIPAL CENTER
30 PROVIDENCE ROAD
GRAFTON, MASSACHUSETTS 01519
(508) 839-5335 ext 1165 • FAX (508) 839-4602
www.grafton-ma.gov

BOARD OF ASSESSORS

Request for Abutters List

Date of Request: 4/21/22 Date List Needed: ASAP

Requested by: Donald J. O'Neil, Esq. Phone: (508)755-5655

Name of Property Owner: James M. Forkey

Street Address of Property: 147 Main Street

Map: 110 Block: 113.0-0000 Lot: -0091.0

REASON FOR LIST:

Hearing before the Zoning Board of Appeals Yes No

Hearing before the Planning Board Yes No

Hearing before the Conservation Commission Yes No

Other: _____

REASON FOR HEARING - (please check)

Variance Scenic Road Title 5 Special Permit Subdivision

Other: _____

RADIUS FOR ABUTTERS - (please check one)

Immediate 300 Feet Upon, along, across or under: _____

LABELS

Two Sets of Labels will be provided if needed: Yes No
(Planning Board requires 2 sets of Labels)

Office Use Only

Date List Prepared: _____ Address Labels Prepared: _____

Fee Charged: \$ _____ Amt. Paid: _____ \$ Date: _____

Check: # _____ Cash: \$ _____ Money Order: \$ _____



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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 _____

James Forkel
 Petitioner Name

James Forkel
 Property Owner / Applicant

7 Nathaniel Way
 Petitioner Address

147 Main St.
 Property Address

Upton, MA, 01568
 City, State, Zip

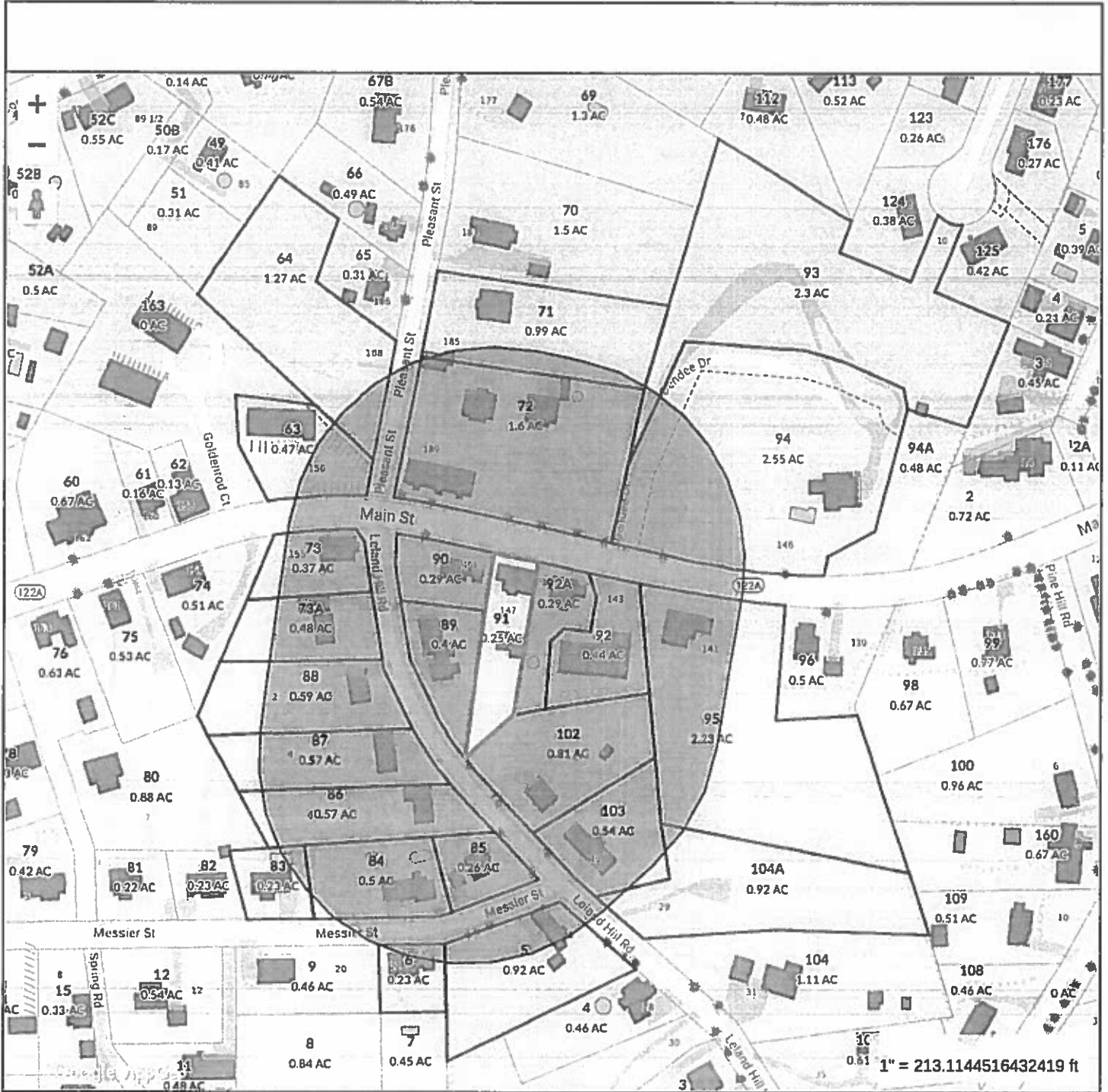
Grafton, MA
 City, State, Zip

(413) 884-2792
 Phone

Date:	Current	Delinquent	N/A
Real Estate	✓		
Personal Property			
Motor Vehicle Excise	✓		
Disposal	✓		
General Billing	✓		

[Signature]
 Treasurer / Collector Signature

9/15/22
 Date



Property Information

Property ID 113.0-0000-0091 0
Location 147 MAIN STREET
Owner FORKEY JAMES M



**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.



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RECEIVED

FEB 01 2022

GRAFTON
 ASSESSORS

BOARD OF ASSESSORS

Request for Abutters List

Date of Request: 1/27/22 Date List Needed: N/A

Requested by: James Forkey Phone: (413) 824-2792

Name of Property Owner: James Forkey

Street Address of Property: 147 main St., South Grafton, MA 01568

Map: 113 Block: 0 Lot: 0091

REASON FOR LIST:

Hearing before Zoning Board of Appeals Yes No

Hearing before Planning Board Yes No

Hearing before Conservation Commission Yes No

Property ID:
 113.0-0000-0091.0
 Location #D:
 F_600655-228965

Other: _____

REASON FOR HEARING - (please check one)

Variance Scenic Road Title 5 Special Permit Subdivision

Other: _____

RADIUS FOR ABUTTERS - (please check one)

100 Feet 300 Feet Immediate Upon, along, across or under

LABELS

Two (2) Sets of Labels are provided with abutters lists unless otherwise specified.

Other: _____ set(s) needed.

Office Use Only

Date List Prepared: 02/01/2022 Address Labels Prepared: 02/01/2022

Fee Charged: \$ 25 Amt. Paid: \$ 25 Date: 02/01/2022

Check: # 1193 Cash: \$ Money Order: \$

PARCEL ID	LOCATION	OWNER 1	OWNER 2	ADDRESS	ADDRESS 2	CITY	ST	ZIP	BK	PG
113.0-0000-0005.0	26 LELAND HILL ROAD	SHAW SHAWN		26 LELAND HILL ROAD		S GRAFTON	MA	01560	53374	204
113.0-0000-0006.0	22 MESSIER STREET	LAHEY EDWARD C	LAHEY CINDY E	22 MESSIER STREET		S GRAFTON	MA	01560	55115	294
113.0-0000-0063.0	156 MAIN STREET	BAYSTATE INVESTMENT FUND LLC		1 KELLEY SQUARE		WORCESTER	MA	01610	59916	127
113.0-0000-0064.0	188 PLEASANT STREET	MURPHY JR, EDWARD J		1 KELLEY SQUARE		WORCESTER	MA	01610	59916	123
113.0-0000-0071.0	185 PLEASANT STREET	MATHIEU ROGER I & DENISE G LIFEVERA HOMER & MATHIEU VERA LINDA		MATHIEU FAMILY TRUST	2730 PROVIDENCE ROAD	NORTHBRIDGE	MA	01534	57185	56
113.0-0000-0072.0	189 PLEASANT STREET	BAYSTATE INVESTMENT FUND LLC		ONE KELLEY SQUARE		WORCESTER	MA	01610	56029	317
113.0-0000-0073.0	155 MAIN STREET	MURPHY JR, EDWARD J		1 KELLEY STREET, 3RD FL		WORCESTER	MA	01610	59720	309
113.0-0000-0073.A	2 LELAND HILL ROAD SIDE	FALCUCCI, DANIELLE M	FALCUCCI, DAVID R	2A LELAND HILL ROAD		S GRAFTON	MA	01560	58849	189
113.0-0000-0083.0	13 MESSIER STREET	NIEVES, MARIANO VEGA	OYUELADEVEGA, BELKIS M	13 MESSIER STREET		S GRAFTON	MA	01560	64869	54
113.0-0000-0084.0	17 MESSIER STREET	AKSTIN CALVIN J TRUSTEE	AKSTIN LIVING TRUST	17 MESSIER STREET		S GRAFTON	MA	01560	53728	381
113.0-0000-0085.0	19 MESSIER STREET	VANCE GLENN	VANCE JUDITH	10 LAUREL LANE		UPTON	MA	01568	54870	295
113.0-0000-0086.0	6 LELAND HILL ROAD	RIMKUS CLAIRE L		6 LELAND HILL ROAD		S GRAFTON	MA	01560	57343	356
113.0-0000-0087.0	4 LELAND HILL ROAD	FORET, SCOTT B		4 LELAND HILL ROAD		S GRAFTON	MA	01560	62815	52
113.0-0000-0088.0	2 LELAND HILL ROAD	VINCENT LUCILLE M		2 LELAND HILL ROAD		S GRAFTON	MA	01560	12261	129
113.0-0000-0089.0	3 LELAND HILL ROAD	MASIELLO DOMINIC A LIFE ESTATE MASIELLO STEVEN A & ALLARD DANIELL		3 LELAND HILL ROAD		S GRAFTON	MA	01536	53334	27
113.0-0000-0090.0	149 MAIN STREET	ERNENWEIN MONIKA		111 GEORGE HILL ROAD		GRAFTON	MA	01519	54882	384
113.0-0000-0091.0	147 MAIN STREET	FORKEY JAMES M		7 NATHANIAL WAY		UPTON	MA	01568	52269	277
113.0-0000-0092.0	143 MAIN STREET	HARRINGTON JR. JOHN C TRUSTEE	143 MAIN STREET SO. GRAFTON MA	NOMINEE TRUST-2005	86 OLD WESTBORO ROAD	N GRAFTON	MA	01536	37860	100
113.0-0000-0092.A	145 MAIN STREET	DONLEVY JOHN P III	DONLEVY MARY	145 MAIN STREET		S GRAFTON	MA	01560	52827	12
113.0-0000-0093.0	10 DESROSIERS LANDING	KADY CHARLES JR		129 CHARLTON ROAD		SPENCER	MA	01562	44980	115
113.0-0000-0094.0	146 MAIN STREET	DESROSIERS, DENIS		1 DENDEE DRIVE		S GRAFTON	MA	01560	65874	28
113.0-0000-0095.0	141 MAIN STREET	DEORSEY, JAMES R		139 MAIN STREET		S GRAFTON	MA	01560	59947	222
113.0-0000-0102.0	7 LELAND HILL ROAD	WORDEN MARY ALICE TRUSTEE	MA WORDEN ROVOCABLE FAMILY TRUST	7 LELAND HILL ROAD		S GRAFTON	MA	01560	57727	107
113.0-0000-0103.0	11 LELAND HILL ROAD	KUTZ MARK		11 LELAND HILL ROAD		S GRAFTON	MA	01560	34226	354
113.0-0000-0104.A	29 LELAND HILL ROAD	SOUTH GRAFTON WATER DISTRICT	TANK	370 PROVIDENCE ROAD		S GRAFTON	MA	01560	3412	69