



PLANNING DEPARTMENT

TOWN OF GRAFTON
GRAFTON MEMORIAL MUNICIPAL CENTER
30 PROVIDENCE ROAD
GRAFTON, MASSACHUSETTS 01519
(508) 839-5335 ext 1120 • FAX (508) 839-4602
planningdept@grafton-ma.gov
www.grafton-ma.gov

RECEIVED TOWN CLERK
GRAFTON, MA

2017 DEC -8 PM 3:52

APPLICATION FOR SPECIAL PERMIT

Application No. SP2017-10

APPLICANT & PROPERTY OWNER INFORMATION

NAME Mass State Police Museum and Learning Center- Contact: Steve Byron
STREET 44 Worcester St. P.O. Box 309 CITY/TOWN Grafton
STATE MA ZIP 01560 TELEPHONE
NAME OF PROPERTY OWNER (if different from Applicant) Peter & Judith Schotahus
Deed recorded in the Worcester District Registry of Deeds Book 29042 Page 279

SITE INFORMATION:

STREET AND NUMBER 308 Providence Rd. South Grafton, MA 01560
ZONING DISTRICT VMU ASSESSOR'S MAP 124 LOT #(S) 7
LOT SIZE .25 AC FRONTAGE 30 Ft.
CURRENT USE 325 - Retail Store

PROJECT/PLAN INFORMATION:

PLAN TITLE
PREPARED BY (name/address of PE/Architect) GRLA
DATES 12/04/17

Use for which Special Permit is sought: (refer to § 3.2.3.1 of the Zoning Bylaw - Use Regulation Table):

Change of use.

Cite all appropriate sections of the Zoning By-Law which pertain to this Application, Use and Site:

TO THE GRAFTON PLANNING BOARD:

The undersigned, being the APPLICANT named above, hereby applies for a SPECIAL PERMIT to be granted by the Planning Board and certifies that, to the best of APPLICANT'S knowledge and belief, the information contained herein is correct and complete.

Applicant's Signature Date: 12/08/17

Property Owner's Signature (if not Applicant) Date: 12/08/17

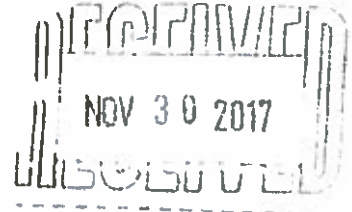
RECEIVED

DEC 8 2017

PLANNING BOARD
GRAFTON, MA



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: _____

MASS STATE POLICE MUSEUM
 Petitioner Name T-2 BARLINE CENTER

John Crawford
 Property Owner / Applicant

308 Providence Rd
 Petitioner Address

308 Providence Rd
 Property Address

South Grafton MA 01560
 City, State, Zip

Grafton, MA
 City, State, Zip

978-408-1573
 Phone

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

Treasurer / Collector Signature

Date

Form Revised: 10/15/2012

RECEIVED
 DEC 8 2017
 PLANNING BOARD
 GRAFTON, MA

12/1/2017

308 Providence Road
Map 124 Lot 7

Kenneth M. O'Brien
Kenneth M. O'Brien
Data Collector

ID	Site Address	Owner Name	Co-Owner Name	Owner Address	Owner City	Owner State	Owner Zip	Book	Page
110/115.0-0000-0121.0	61 MAIN STREET	FISHERVILLE REDEVELP		4 OPEN SQUARE WAY SUI	HOLYOKE	MA	01040	34118	143
110/116.0-0000-0001.0	306 PROVIDENCE ROAD	LIPPMAN DEBORAH TRI	BLACKSTONE MILL DEI	PO BOX 745	NATICK	MA	01760	14675	313
110/116.0-0000-0002.0	304 PROVIDENCE ROAD	HENAULT RONALD J ET	LYNX REALTY TRUST	PO BOX 31	S GRAFTON MA		01560	18089	320
110/116.0-0000-0003.0	302 PROVIDENCE ROAD	HENAULT RONALD J ET	LYNX REALTY TRUST	PO BOX 31	S GRAFTON MA		01560	18089	320
110/116.0-0000-0004.0	300 PROVIDENCE ROAD	HARRINGTON JOHN C JI		86 OLD WESTBORO ROAD	N GRAFTON MA		01536	17348	243
110/116.0-0000-0005.0	298 PROVIDENCE ROAD	PACHICO DANIELLE		12 MURRAY AVENUE	S GRAFTON MA		01560	53641	386
110/116.0-0000-0017.0	299 PROVIDENCE ROAD	PIETRUSZKA EDWARD J	PIETRUSZKA LORRAIN	301 PROVIDENCE ROAD	S GRAFTON MA		01560	12509	40
110/116.0-0000-0018.0	303 PROVIDENCE ROAD	GREGORICH DANIELLE	IMORCONE MICHAEL	W303 PROVIDENCE ROAD	S GRAFTON MA		01519	56433	370
110/116.0-0000-0020.0	305 PROVIDENCE ROAD	BRESNAHAN BRIAN J	BRESNAHAN KELLIE S	305 PROVIDENCE ROAD	S GRAFTON MA		01560	48750	314
110/116.0-0000-0022.0	309 PROVIDENCE ROAD	EXCLUSIVE PROPERTIE		PO BOX 31	S GRAFTON MA		01560	41519	202
110/123.0-0000-0028.0	6 DEPOT STREET	LIPPMAN DEBORAH TRI	BLACKSTONE MILL DEI	PO BOX 745	NATICK	MA	01760	14675	313
110/124.0-0000-0004.0	1 DEPOT STREET	GINGRAS MICHELLE	TR ONE DEPOT STREET	R 17 BENSON STREET	WORCESTE	MA	01604	17150	175
110/124.0-0000-0005.0	5 DEPOT STREET	LIPPMAN DEBORAH TRI	BLACKSTONE MILL DEI	PO BOX 745	NATICK	MA	01760	14675	313
110/124.0-0000-0006.0	7 DEPOT STREET	CHIROS RICHARD S	CHIROS THERESA L	7 DEPOT STREET	S GRAFTON MA		01560	21041	201
110/124.0-0000-0007.0	308 PROVIDENCE ROAD	SCHOTANUS PETER B	SCHOTANUS JUDITH A	25 CARR STREET	WHITINSVIL	MA	01588	29042	279
110/124.0-0000-0008.0	313 PROVIDENCE ROAD	SPAHU JAMES & ENIDA	BRAHIMI ARDI	34 WRENTHAM ROAD	WORCESTE	MA	01602	55338	141
110/124.0-0000-0008.A	311 PROVIDENCE ROAD	SPAHU JAMES & ENIDA	BRAHIMI ARDI	34 WRENTHAM ROAD	WORCESTE	MA	01602	55338	141
110/124.0-0000-0009.0	7 HARDING STREET	BRANOWICKI MARY H	TI MARY H BRANOWICKI	185 BEAUMONT DRIVE	NORTHBRI	MA	01534	40584	307
110/124.0-0000-0010.0	9 HARDING STREET	MAGNUSSEN JASON		9 HARDING STREET	S GRAFTON MA		01560	39565	25
110/124.0-0000-0012.0	315 PROVIDENCE ROAD	LADD MICHAEL A	LADD LAURA	315 PROVIDENCE ROAD	S GRAFTON MA		01560	1338	27259
110/124.0-0000-0013.0	5 HARDING STREET	HOUDE JOHN J SR		5 HARDING STREET	S GRAFTON MA		01560	1201	22677
110/124.0-0000-0014.0	317 PROVIDENCE ROAD	MULHALL THOMAS D JR	MULHALL PAMELA L	27 GRAFTON ROAD	UPTON	MA	01568	24116	353
110/124.0-0000-0064.0	314 PROVIDENCE ROAD	GUYETTE RICHARD S	GUYETTE DAWNE	12 MILFORD ROAD	S GRAFTON MA		01568	17928	160
110/124.0-0000-0068.0	11 DEPOT STREET	BENCHMARK COMMERC		11 DEPOT STREET	S GRAFTON MA		01560	53818	107
110/124.0-0000-0069.0	13 DEPOT STREET	CARKINS CORNER LLC		13 DEPOT STREET	S GRAFTON MA		01560	45165	311

12/1/2017

308 Providence Road
Map 124 Lot 7

Kenneth M. O'Brien
Kenneth M. O'Brien,
Data Collector

ID	Site Address	Owner Name	Co-Owner Name	Owner Address	Owner City	Owner State	Owner Zip	Book	Page
110/115.0-0000-0121.0	61 MAIN STREET	FISHERVILLE REDEVEL		4 OPEN SQUARE WAY SUI	HOLYOKE	MA	01040	34118	143
110/116.0-0000-0001.0	306 PROVIDENCE ROAD	LIPPMAN DEBORAH TRI	BLACKSTONE MILL DEI	PO BOX 745	NATICK	MA	01760	14675	313
110/116.0-0000-0002.0	304 PROVIDENCE ROAD	HENAULT RONALD J ET	LYNX REALTY TRUST	PO BOX 31	S GRAFTON MA		01560	18089	320
110/116.0-0000-0003.0	302 PROVIDENCE ROAD	HENAULT RONALD J ET	LYNX REALTY TRUST	PO BOX 31	S GRAFTON MA		01560	18089	320
110/116.0-0000-0004.0	300 PROVIDENCE ROAD	HARRINGTON JOHN C JI		86 OLD WESTBORO ROAD	N GRAFTON MA		01536	17348	243
110/116.0-0000-0005.0	298 PROVIDENCE ROAD	PACHICO DANIELLE		12 MURRAY AVENUE	S GRAFTON MA		01560	53641	386
110/116.0-0000-0017.0	299 PROVIDENCE ROAD	PIETRUSZKA EDWARD J	PIETRUSZKA LORRAIN	301 PROVIDENCE ROAD	S GRAFTON MA		01560	12509	40
110/116.0-0000-0018.0	303 PROVIDENCE ROAD	GREGORICH DANIELLE	IMORCONE MICHAEL	W303 PROVIDENCE ROAD	S GRAFTON MA		01519	58433	370
110/116.0-0000-0020.0	305 PROVIDENCE ROAD	BRESNAHAN BRIAN J	BRESNAHAN KELLIE S	305 PROVIDENCE ROAD	S GRAFTON MA		01560	48750	314
110/116.0-0000-0022.0	309 PROVIDENCE ROAD	EXCLUSIVE PROPERTIE		PO BOX 31	S GRAFTON MA		01560	41519	202
110/123.0-0000-0028.0	6 DEPOT STREET	LIPPMAN DEBORAH TRI	BLACKSTONE MILL DEI	PO BOX 745	NATICK	MA	01760	14675	313
110/124.0-0000-0004.0	1 DEPOT STREET	GINGRAS MICHELLE	TR ONE DEPOT STREET	R 17 BENSON STREET	WORCESTE MA		01760	17150	175
110/124.0-0000-0005.0	5 DEPOT STREET	LIPPMAN DEBORAH TRI	BLACKSTONE MILL DEI	PO BOX 745	NATICK	MA	01760	14675	313
110/124.0-0000-0006.0	7 DEPOT STREET	CHIROS RICHARD S	CHIROS THERESA L	7 DEPOT STREET	S GRAFTON MA		01560	21041	201
110/124.0-0000-0007.0	308 PROVIDENCE ROAD	SCHOTANUS PETER B	SCHOTANUS JUDITH A	25 CARR STREET	WHITINSVILMA		01588	29042	279
110/124.0-0000-0008.0	313 PROVIDENCE ROAD	SPAHU JAMES & ENIDA	BRAHIMI ARDI	34 WRENTHAM ROAD	WORCESTE MA		01602	55338	141
110/124.0-0000-0008.A	311 PROVIDENCE ROAD	SPAHU JAMES & ENIDA	BRAHIMI ARDI	34 WRENTHAM ROAD	WORCESTE MA		01602	55338	141
110/124.0-0000-0009.0	7 HARDING STREET	BRANOWICKI MARY H	TIMARY H BRANOWICKI	185 BEAUMONT DRIVE	NORTHBRI MA		01534	40584	307
110/124.0-0000-0010.0	9 HARDING STREET	MAGNUSSON JASON		9 HARDING STREET	S GRAFTON MA		01560	39565	25
110/124.0-0000-0012.0	315 PROVIDENCE ROAD	LADD MICHAEL A	LADD LAURA	315 PROVIDENCE ROAD	S GRAFTON MA		01560-1338	27259	328
110/124.0-0000-0013.0	5 HARDING STREET	HOUDE JOHN J SR		5 HARDING STREET	S GRAFTON MA		01560-1201	22677	390
110/124.0-0000-0014.0	317 PROVIDENCE ROAD	MULHALL THOMAS D JR	MULHALL PAMELA L	27 GRAFTON ROAD	UPTON	MA	01568	24116	353
110/124.0-0000-0064.0	314 PROVIDENCE ROAD	GUYETTE RICHARD S	GUYETTE DAWNE	12 MILFORD ROAD	S GRAFTON MA		01560	17928	160
110/124.0-0000-0068.0	11 DEPOT STREET	BENCHMARK COMMERC		11 DEPOT STREET	S GRAFTON MA		01560	53818	107
110/124.0-0000-0069.0	13 DEPOT STREET	CARKINS CORNER LLC		13 DEPOT STREET	S GRAFTON MA		01560	45165	311

**Existing Building Investigation and Evaluation Report
Prescriptive Compliance Method**

**Mass State Police Museum and Learning
Center – Temporary Rental Location
308 Providence Rd.
Grafton, MA 01560**

Prepared By:

Gorman Richardson Lewis Architects

239 South Street

Hopkinton, MA 01748

RECEIVED

DEC 8 2017

**PLANNING BOARD
GRAFTON, MA**

Date:

December 5, 2017

Part A - Existing Building General Information:

- Use Group M – Mercantile
- Type of Construction Type VB – wood frame sprinklered
- Area: First Floor – Approx. 3,900 SF
Second Floor – Approx. 1,400 SF
Total – Approx. 5,300 SF
- Stories above grade: 2 + attic
- Existing lot size: 0.25 acres
- Sprinkler System: Sprinkled

The existing building was originally constructed in 1880.

Part B - Proposed Building General Information:

- Use Group A-3 – Assembly – Museum
B - Offices
- Type of Construction Type VB – wood frame protected
- Area: First Floor – Approx. 3,900 SF
Second Floor – Approx. 1,400 SF
Total – Approx. 5,300 SF
- Stories above grade: 2 + attic
- Existing lot size: 0.25 acres
- Sprinkler System: existing sprinkler
system throughout the building

The existing building will be used as a temporary location for the Mass State Police Museum and Learning Center. No alterations or renovations to the property. Only a sign will be added at the front of the building. The program will be limited to one to two small groups of 12-15 kids per day.

Part C – Structural Systems

Existing Structure to remain.

Part D – Use, Height and Area Requirements

Use or Occupancy Classification (Chapter 3)		
Museum	A-3 - Assembly, Museum	1 hour separation between floors
Offices	B- Business	1 hour separation between floors

Table 503 Allowable Area and Height

A-3 is the most restrictive at 6,000 SF per floor and 1 story (also applies to M)

With the accessible area around the building and the fire protection sprinkler system floor area is increased to 21,000 SF which is more than the proposed 3,900 SF so the area is in compliance.

Business use is provided on the second floor and is in compliance at 1 story (3 stories are allowed for B with sprinkler system).

Part E – Egress Requirements

First Floor

The first-floor 3,900 SF museum space provides direct access and egress to grade.

Second Floor

The second floor office space of 1,400 SF and requires 2 means of egress.

Attic

The storage space in the attic has one means of egress.

One HP parking space is provided and one accessible bathroom.

Part F – Fire Protection Systems

The existing building is protected with sprinkler system.

Part G – Energy Conservation and Requirements

N/A

308 Providence Road, Grafton, MA

G | R | L | A

Gorman Richardson Lewis Architects
239 South Street Hopkinton, MA 01748
T - 508.544.2600 F - 508.435.0072
www.grlarchitects.com

c) A written description of the proposed use, signed by the applicant(s) and owner(s) of the property, which provides, at a minimum, the following details:

The Mass State Police Museum is proposing change of use of 308 Providence Road Grafton, MA from Mercantile to Museum A-3 and business. This location is a temporary location for the museum. The Museum has provided safety protocols for loading and unloading small groups to the museum from the back of the building. The 30 Required parking spaces are provided on site (currently 11 parking spaces 1 HP) and within 175' away from site on 7 Depot street. Currently, 35 parking spaces are available. The museum is a nonprofit organization. This temp location is open Tuesdays and Thursdays from 10 to 2 and every other Saturday and by appointment only. The Museum is on ground floor, employees only and storage on 2nd floor and storage on 3rd floor. Existing building to remain as is- only temporarily being rented. There will be no alterations to property other than a sign. (The New sign will meet requirement in Bylaws 4.4) Building has zoned central heat and air, sprinkled building, emergency generator, HP parking space, HP entrance & HP bath.

- the specific nature of the operations/activities that are proposed on the property;
We will be operating a museum with a learning center that will host workshops, classes, book readings and special events.
- a description of all existing use(s) of the property, and an indication of whether or not such uses will continue with the proposed use(s);
- hours of operation of the proposed use(s) or activity;
Tuesdays and Thursdays from 10 to 2 and every other Saturday and by appointment only. Times will vary depending on special functions and summer workshops the learning center will host tours with small groups of less than 14 kids at a time. If the children are transported in a small bus or van offloading will be in the parking area driveway which is away from traffic, and 6 feet walk on the walkway right next to the building into the front door. In the event of a larger special event we have an agreement for overflow parking on depot street, which is within the 300 feet requirement and does not involve crossing any streets to get to the museum.
- the maximum number of employees on the largest shift;
1 full time employee, 2 part time consultants and 18 volunteers
- Shipping/receiving activity (including types of delivery vehicles, number/frequency of deliveries);
only small regular ups, usps, packages
- Use of any hazardous materials or substances in the operation of the proposed use;
none
- any potential for future changes to the building or use(s), such as increases in: the square footage of the building; the hours of operation and/or deliveries; the maximum number of employees; or any other significant changes to the proposed use (s) as presented by the current application;
none
- in: the square footage of the building;

308 Providence Road, Grafton, MA

G | R | L | A

Gorman Richardson Lewis Architects
239 South Street Hopkinton, MA 01748
T - 508.544.2600 F - 508.435.0072
www.grlarchitects.com

none

- the hours of operation and/or deliveries;

none

- the maximum number of employees;
Employee numbers would only increase if grants are approved for said employees
- or any other significant changes to the proposed use(s) as presented by the current application;
None
- any other information or details that may not be specified herein or required to be shown on the plans, but, as determined by the Planning Board, is relevant due to the specific nature of the proposed use(s) or activity;
N/A
- list of any requested waivers from the requirements of Sections 1.3.3.3(d)- (f), including a detailed explanation/justification of the reason(s) for such request.
This has been filed with the town.

1.Name and address of the person(s) submitting the application;

Mass State Police Museum, 44 Worcester St. P.O. Box 309, Grafton MA

2.Name and address of the owner(s) of the subject property(ies),if different;

Peter & Judith Schotanus, 25 Carr St. Whitinsville, MA 01588

3.Present use(s) of the land and description and use(s) of existing building(s) thereon, if any;

Existing building is not occupied, but current use group is retail. Police museum is renting property as temporary location.

4.Proposed use(s) of the land;

Temporary Police Museum, office, and storage.

5.Proposed use(s) of existing buildings, if any;

Temporary Police Museum, office, and storage.

6.Description and proposed use(s) of the proposed building(s), if any;

A temporary museum to display and store historic memorabilia of state police related items. Educate visitors on the Massachusetts State Police past and about up to date law enforcement methods and current highway safety efforts.

7. Zoning District(s) in which the parcel is located, including floodplain if applicable;

VMU, N/A

8. Locus Map (scale of 1"=1,000') and north arrow;

See attached GIS MAPs

308 Providence Road, Grafton, MA

G | R | L | A

Gorman Richardson Lewis Architects
239 South Street Hopkinton, MA 01748
T - 508.544.2600 F - 508.435.0072
www.grlarchitects.com

9. Title Block containing: name of the project; applicant; property owner; property address and Assessor's Map/Lot number; date (with revisions); name, address and phone number, and the signature and seal of the professional architect or engineer preparing the plan;

Refer to attached GIS Site Plan

10. Wetlands, Ponds, Streams, or other water bodies, including all applicable buffer zones;

N/A

(11.) Ownership of all abutting land and approximate location of buildings, driveways, and parking areas thereon within a maximum distance of two hundred

See GIS Site Plan for additional parking.

(12.) Existing and proposed topography at two-

N/A

(13.) All property lines of the subject property, and all setbacks of buildings and parking areas from said lines, and existing and proposed easements, if any;

Existing to Remain

(14.) Extent and type of all existing and proposed surfaces (pervious and impervious) on the property, including specific materials;

Existing to remain

(15.) Lot coverage calculations showing percentage of buildings, percentage of pavement, and percentage of open space/ landscaped areas;

N/A

(16.) Parking calculations for proposed use(s), including all existing use(s) that will continue to exist on the property, if applicable;

30 Spots

(17.) Would like to request waiver for Calculations of the volume of earth material to be removed or filled on the property, and delineation of the location(s) of such activity;

(18.) Driveways and driveway openings/entrances;

Existing to Remain

(19.) Parking and loading spaces;

Currently there are 11 parking spaces; 1 of which is Handicap Accessible.

30 spots are required. The additional 24 spots are with 200ft of the building. And indicated in the site plan. The safety protocol for unloading and loading students will be to unload and load in the back of the building.

308 Providence Road, Grafton, MA

G | R | L | A

Gorman Richardson Lewis Architects
239 South Street Hopkinton, MA 01748
T - 508.544.2600 F - 508.435.0072
www.grlarchitects.com

Buildings with more than 2,000 sq. ft. excluding storage area	150 sq. ft. gross floor area excluding storage area	1.00
---------------------------------------------------------------	-----------------------------------------------------	------

(20.) Service areas and all facilities for screening;

(21.) Landscaping;

No change

(22.) Lighting;

No change

(23.) Proposed signs (business, traffic, etc.);

New sign in accordance w/zoning bylaws 4.4

(24.) Sewage, refuse and other waste disposal;

Trash dumpster in back.

(25.) Stormwater management facilities (drainage);

N/A

(26.) All structures and buildings associated with the proposed and existing use(s) on the property;

Existing buildings shown on GIS Site Plan

(27.) Exterior storage areas and fences;

N/A

(28.) Utilities and their exterior appurtenances (e.g., fire connections);

N/A

(29.) Provisions for dust and erosion control;

N/A

(30.) Any existing vegetation;

N/A

(31.) Any other details or information deemed necessary by the Planning Board due to the unique nature of a proposed use or the subject property;

e.) A stormwater management hydrological study prepared in accordance with the Rules and Regulations Governing the Subdivision of Land: Grafton, Massachusetts (Sections 3.3.3.19 and 4.7.8).

N/A

308 Providence Road, Grafton, MA

G | R | L | A

Gorman Richardson Lewis Architects
239 South Street Hopkinton, MA 01748
T - 508.544.2600 F - 508.435.0072
www.grlarchitects.com

f.) A report, if applicable, showing calculations of the volume of earth material to be removed from or delivered to the site, including a description of such removal or fill activity. Depending upon the volume of material to be removed or filled, the Planning Board may require the Applicant to submit additional information (if not submitted in the report) regarding, but not limited to, the following: the hours of fill/removal activity; proposed route(s) of transporting materials to and from the site; and measures for dust and erosion control (both on- and off-site) for the proposed activity.

N/A

g.) Written statements from the following:

(1.) The engineer and/or architect preparing the plans indicating that the building(s) and site have been designed to comply with the performance standards set forth in Section 4.1 of the Zoning By-Law.

(2.) The applicant(s) and owner(s) of the property indicating that the building(s) and site will be maintained, and the activities on the site will be conducted in accordance with, the performance standards set forth in Section 4.1 of the Zoning By-Law.

h.) Any other information, materials, reports or studies deemed necessary by the Planning Board, due to the special nature of the proposed use/activity or the subject property, to achieve the purposes set forth in Sections 1.2 and 1.3.3.1 of this By-Law



Property Information
 Property ID 1101124-0-0000-0007-0
 Location 308 PROVIDENCE ROAD
 Owner SCHOTANUS PETER B



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.

Parcels updated 6/1/2017
 Properties updated 12/22/2016

RECEIVED

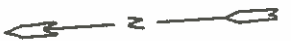
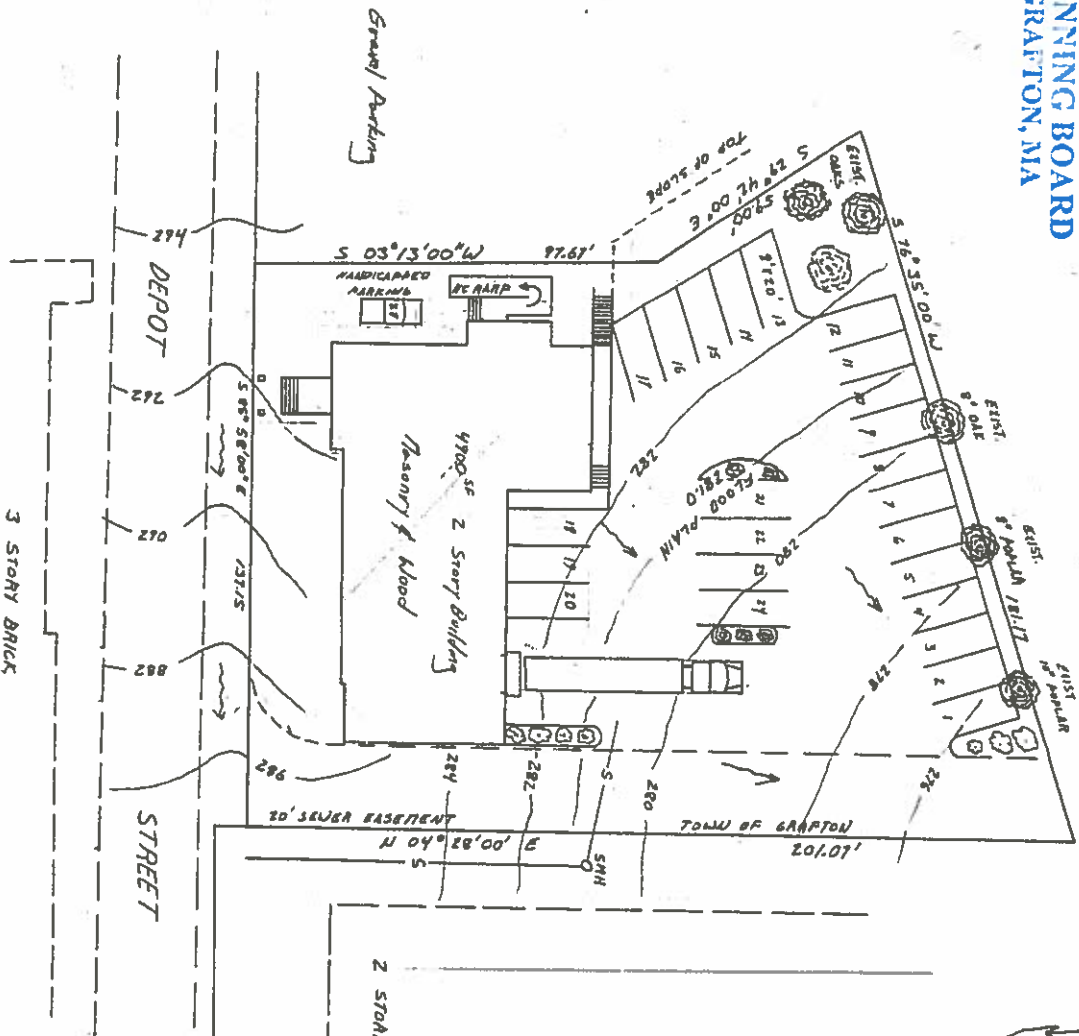
DEC 8 2017

**PLANNING BOARD
 GRAFTON, MA**

RECEIVED

DEC 8 2017

PLANNING BOARD
GRAFTON, MA



Owner - Applicant
 Richard Chaves
 7 Paper St
 South Grafton MA 01550

Zone - Industrial

Present Use - 2nd floor - Owner apartment
 1st floor - 600sf Office/Showroom
 (SP 98-25) 2100sf Storage

Proposed Use - 2nd floor - 3000sf Woodworking
 1st floor - 600sf Office/Showroom
 2100sf Light Industry

Basement - 3000sf Woodworking
 1st floor - 600sf Office/Showroom
 2100sf Light Industry

Parking - Residential 2 (one disabled)
 Retail 4 (600sf + 150)
 Light industrial 11 (5100 sf + 500)

Handicapped Loading As shown
 Drainage - unchanged
 Floodplain = 2810 Flood storage unchanged

2 STORY WOOD

SITE PLAN 7 DEPOT ST. GRAFTON MA.	
SCALE: 1" = 20'	PROPOSED BY: CHASLO
DRAWN: 9-7-78	DATE: 9-7-78
NO ACCESS/PARKING, LOADUP DOCK, LAUNDRY	
SHEET: 56-2	

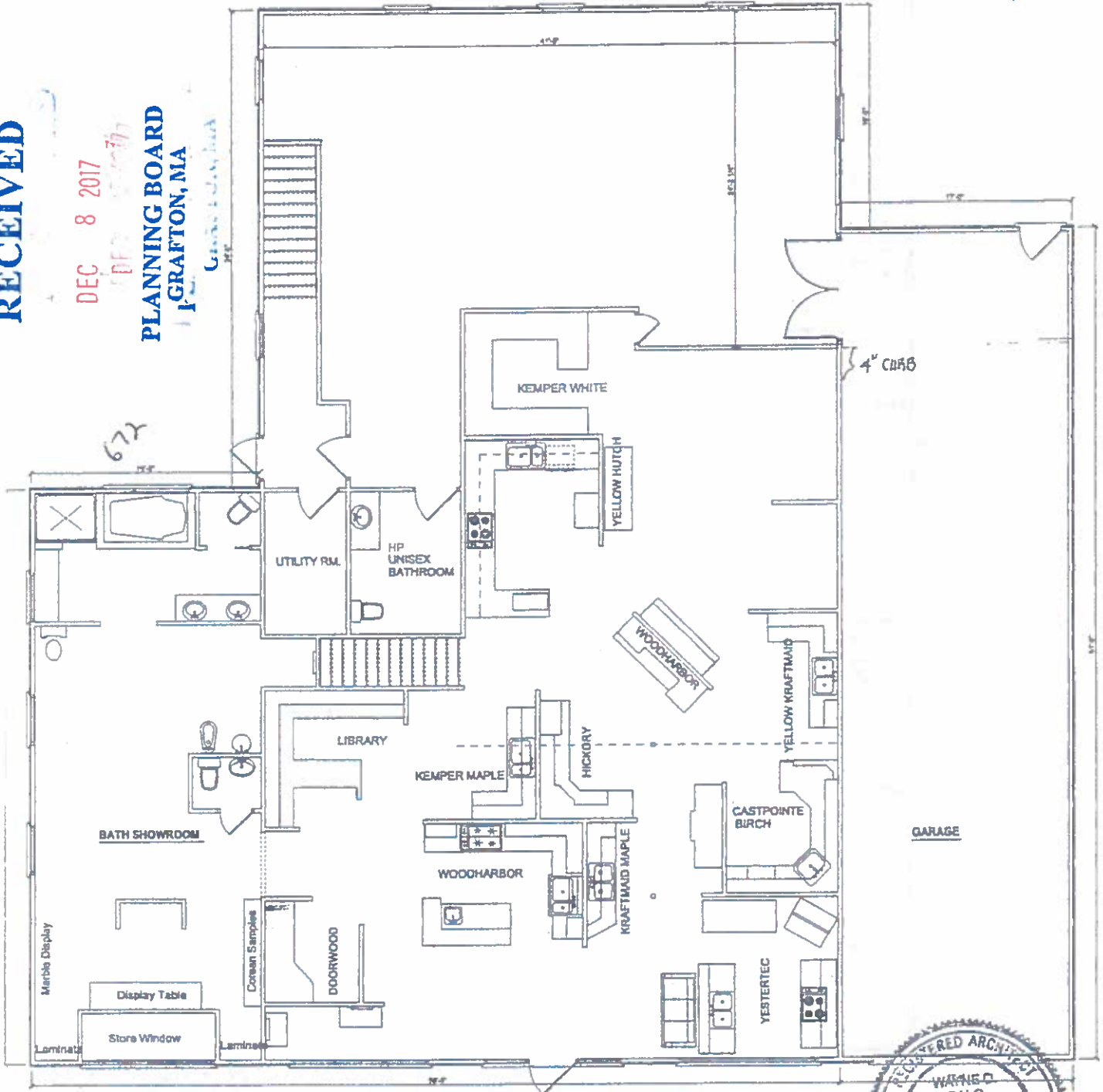
TOTAL SF = 4,500
30 PARKING SPACES

FIRST FLOOR
3,900 SF (EXCLUDING
GARAGE)

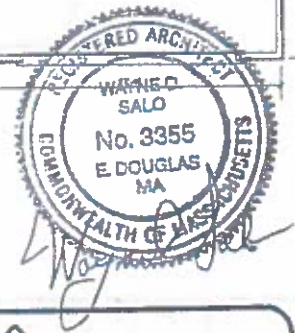
RECEIVED

DEC 8 2017

PLANNING BOARD
GRAFTON, MA

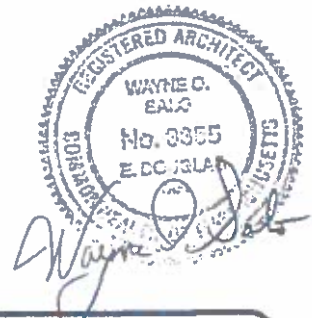
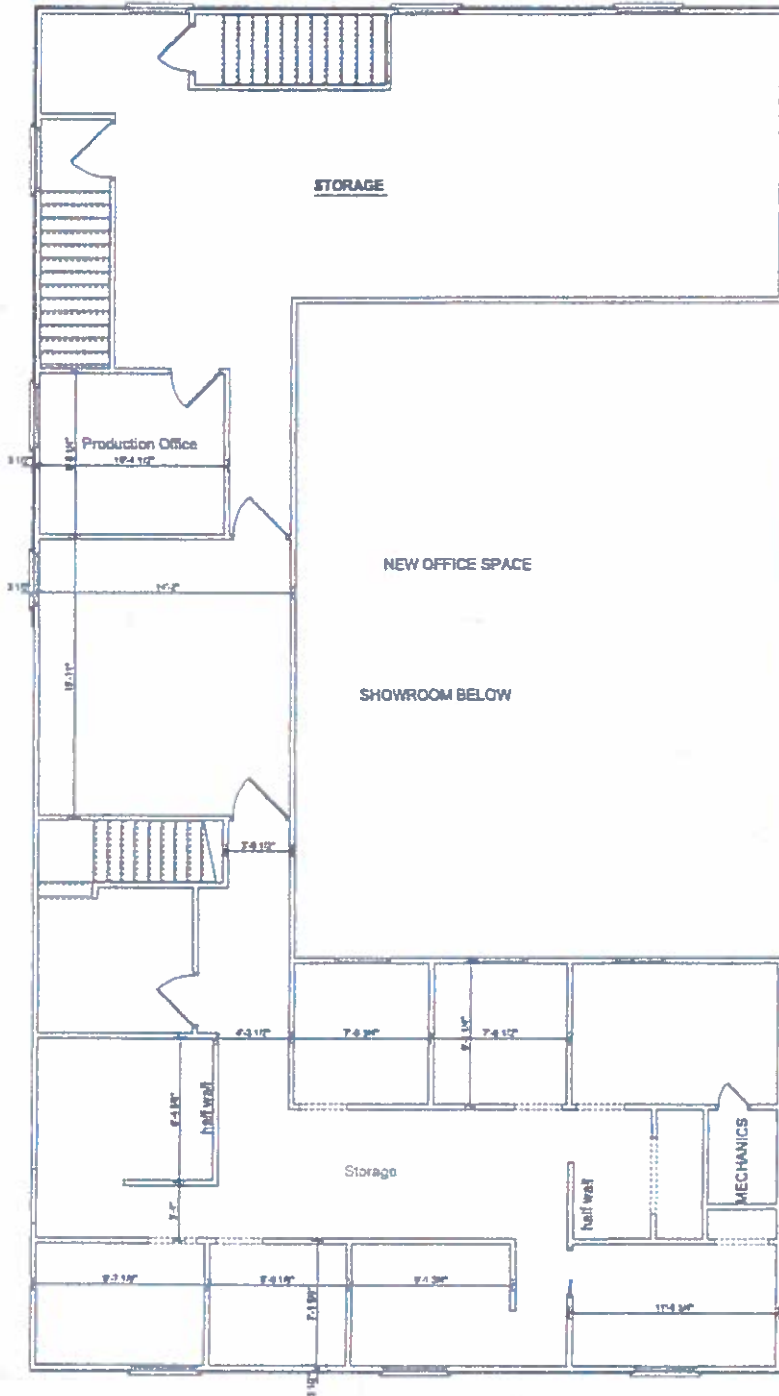


MAIN FLOOR PLAN



FIRST FLOOR PLAN 308 PROVIDENCE ROAD	DSA Dixon Selo Architects, Inc. 60 Franklin Street Worcester, MA 01608
-----------------------------------------	-------------------------------------------------------------------------------------

SECOND FLOOR
600 SF (EXCLUDING
STORAGE)



SECOND FLOOR PLAN	DSA
308 PROVIDENCE ROAD	Dixon Salo Architects, Inc. 50 Franklin Street Worcester, MA 01608