

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

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APR 26 2017

**PLANNING BOARD  
GRAFTON, MA**

**APPLICATION FOR SITE PLAN APPROVAL**

Application No. SP 2017 47

APPLICANT NAME: Lori + Roger Trahan

STREET 4 Old Upton Rd CITY/TOWN Grafton

STATE MA ZIP 01519 TELEPHONE # 508-839-4446

PROPERTY OWNER NAME: same as above

STREET \_\_\_\_\_ CITY/TOWN \_\_\_\_\_

STATE \_\_\_\_\_ ZIP \_\_\_\_\_ TELEPHONE \_\_\_\_\_

Deed recorded in the Worcester District Registry of Deeds Book \_\_\_\_\_ Page \_\_\_\_\_

CONTACT PERSON'S NAME: Lori Trahan

TELEPHONE cell # 508-414-4167

**SITE INFORMATION:**

STREET AND NUMBER 4 Old Upton Rd

ZONING DISTRICT R4D ASSESSOR'S MAP 83 LOT #(S) 17 B

LOT SIZE 2 acres FRONTAGE 264 ft

CURRENT USE residential

**PLAN INFORMATION:**

PLAN TITLE Plan to Show Proposed Addition

PREPARED BY Sarvis Land Survey, Inc. / John Reil

DATE PREPARED \_\_\_\_\_ REVISION DATE \_\_\_\_\_

Describe proposed changes / additions: Accessory Apartment

**TO THE GRAFTON PLANNING BOARD:**

The undersigned, being the APPLICANT named above, hereby applies for approval of the above entitled SITE PLAN by the Planning Board and certifies that, to the best of APPLICANT'S knowledge and belief, the information contained herein is correct and complete and that said PLAN conforms with the requirements of the Zoning By-Law of the Town of Grafton.

Applicant's Signature [Signature] Date: 4/25/2017

Property Owner's Signature (if not Applicant) \_\_\_\_\_ Date: \_\_\_\_\_

**EXHIBIT 1**

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APR 26 2017

PLANNING BOARD
GRAFTON, MA

APPLICATION FOR SPECIAL PERMIT

Application No. SP 2017-4

APPLICANT & PROPERTY OWNER INFORMATION

NAME Lori + Roger Trahan
STREET 4 Old Upton Rd CITY/TOWN Grafton
STATE MA ZIP 01519 TELEPHONE #508-839-4146
NAME OF PROPERTY OWNER (if different from Applicant)
Deed recorded in the Worcester District Registry of Deeds Book Page

SITE INFORMATION:

STREET AND NUMBER 4 Old Upton Road
ZONING DISTRICT R40 ASSESSOR'S MAP 83 LOT #(S) 17B
LOT SIZE 2 acres FRONTAGE 260 FT
CURRENT USE residential

PROJECT/PLAN INFORMATION:

PLAN TITLE Plan to Show Proposed Addition
PREPARED BY (name/address of PE/Architect) Sarris Land Survey, Inc. / John Reil
DATES

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

Accessory Apartment

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 [Signature] Date: 4/25/2017

Property Owner's Signature (if not Applicant) Date:

2017 APR 26 PM 3:45 RECEIVED GRAFTON, MA

To: Grafton Planning Board  
From: Lori Dauphinais Trahan and Roger Trahan  
RE: Accessory Apartment

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April 25, 2017

**PLANNING BOARD**  
**GRAFTON, MA**

It is our intent to construct a one story addition to our existing house located at 4 Old Upton Road in Grafton. This addition will be used as an accessory apartment. There will be approximately 1365 square feet on the one story addition, which is less than the existing house which consist of 2560 square feet.

The addition design will be consistent with the appearance of the existing house. The one story addition will be added to the rear of our home and Lori's mother, Theresa Dauphinais will occupy the accessory apartment. The one story addition will rest upon a poured concrete foundation with conventional residential framing, complying with all applicable codes and regulations. We will be connecting the one story addition to the Municipal sewer and town water during the early stages of the construction.

We will be adding an additional garage bay to our existing garage for Lori's mother car to park in.

The landscape of the addition will be similar to the existing house. It will consist of bushes, perennials and flowering trees. The lighting on the outside of the one story addition will be similar, as well.

The only item that will be removed to construct the one story addition is our existing back deck. The deck will be removed and a set of stairs will be placed in front of the existing door and will comply with codes and regulations.

Thank you for hearing this case and look forward to the set hearing date. Should any questions arise prior to that date, please feel free to contact us with your concerns

Sincerely,



Lori Dauphinais Trahan and Roger Trahan

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**EXHIBIT**

The following is a list of waivers from sec. 1.3.3.3(d)

APR 26 2017

**PLANNING BOARD**  
**GRAFTON, MA**

1. This information provided in application
2. This information provided in application.
3. This information provided in application.
4. This information provided in application.
5. This information provided in application.
6. This information provided in application.
7. This information provided in application.
8. This information provided in application.
9. This information provided in application.
10. N/A waiver requested.
11. This information provided in application.
12. N/A waiver requested
13. This information shown in application.
14. N/A waiver requested
15. N/A waiver requested
16. N/A waiver requested
17. N/A waiver requested
18. Shown on plan
19. N/A waiver requested
20. N/A waiver requested
21. This information provided in opening statement
22. This information provided in opening statement
23. N/A waiver requested
24. The accessory apartment will be connected to Municipal sewer
25. N/A waiver requested
26. This information provided in application.
27. N/A waiver requested
28. N/A waiver requested
29. N/A waiver requested
30. N/A waiver requested
31. All contained in description of intended use

Sec. 1.3.3.3(e) Storm water management  
Waiver requested

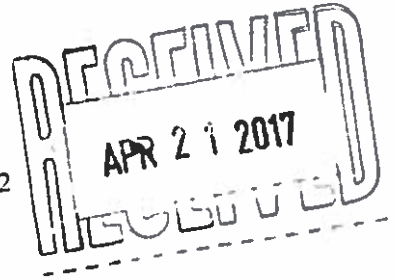
Sec 1.3.3.3(f) Calculations for earth removal  
Waiver requested-no material to be removed from premises

Sec 1.3.3.3(g) written statements  
Waiver requested

Sec 8.2.1 Traffic study – waiver requested



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 Phone: (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.

**FILE**

	Permit Issued?	
	Yes	No
<input type="checkbox"/> Building - Inspection(s)	_____	_____
<input type="checkbox"/> Building - Electric	_____	_____
<input type="checkbox"/> Building - Plumbing	_____	_____
<input type="checkbox"/> Board of Health	_____	_____

	Permit Issued?	
	Yes	No
<input type="checkbox"/> Septic System	_____	_____
<input type="checkbox"/> Conservation	_____	_____
<input type="checkbox"/> Planning	_____	_____
<input type="checkbox"/> Other	_____	_____

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**PLANNING BOARD  
GRAFTON, MA**

Other Permit: \_\_\_\_\_

Lon Trahan  
Petitioner Name

Lon + Roger Trahan  
Property Owner / Company Name

4 Old Upton Rd  
Petitioner Address

4 Old Upton Rd  
Property Address

Grafton Ma 01519  
City, State, Zip

Grafton, MA  
City, State, Zip

508-839-4146  
Phone

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

Tina Abdi  
Treasurer / Collector Name (please print)

Tina Abdi  
Treasurer / Collector Signature

4/21/17  
Date

4/25/2017

4 Old Upton Road  
Map 83, Lot 17B

*Tammy Kalinowski*  
Tammy Kalinowski, Office Manager

PARCEL ID	LOCATION	OWNER 1	OWNER 2	ADDRESS	CITY	ST	ZIP	BK	PG
110/083.0-0000-0013.0	2 BRUCE STREET	MORGAN JOHN J	MORGAN ANN V	2 BRUCE STREET	GRAFTON	MA	01519	36683	236
110/083.0-0000-0015.A	47 SOUTH STREET	COZ DIANE R		47 SOUTH STREET	GRAFTON	MA	01519	39649	81
110/083.0-0000-0015.B	49 SOUTH STREET	SJOGREN ROBERT M	SJOGREN CAROLYN R	49 SOUTH STREET	GRAFTON	MA	01519	40788	395
110/083.0-0000-0016.A	11 OLD UPTON ROAD	SHAMES MADELINE R	CORMIER LAURIE R	11 OLD UPTON ROAD	GRAFTON	MA	01519	21220	227
110/083.0-0000-0016.B	7 OLD UPTON ROAD	O'TOOLE MICHAEL	O'TOOLE ANNE MARIE	7 OLD UPTON ROAD	GRAFTON	MA	01519	54348	375
110/083.0-0000-0016.C	1 OLD UPTON ROAD	ZELCH GARY J & ELIZABETH D	ZELCH LIVING TRUST	1 OLD UPTON ROAD	GRAFTON	MA	01519	50021	102
110/083.0-0000-0017.0	2 OLD UPTON ROAD	TRAHAN LORI D & ROGER R	DAUPHINAIS CRAIG V & CAROL M	4 OLD UPTON ROAD	GRAFTON	MA	01519	28146	230
110/083.0-0000-0017.A	5 BRUCE STREET	DAUPHINAIS CRAIG V	DAUPHINAIS CAROL M	5 BRUCE STREET	GRAFTON	MA	01519	18329	59
110/083.0-0000-0017.B	4 OLD UPTON ROAD	TRAHAN LORI D	TRAHAN ROGER R	4 OLD UPTON ROAD	GRAFTON	MA	01519	18329	60
110/083.0-0000-0017.C	10 OLD UPTON ROAD	DAUPHINAIS THERESA E		10 OLD UPTON ROAD	GRAFTON	MA	01519	31714	215
110/083.0-0000-0204.0	14 MAGILL DRIVE	WANG LAN	SHI DAN	14 MAGILL DRIVE	GRAFTON	MA	01519	34418	334
110/083.0-0000-0205.0	12 MAGILL DRIVE	VAIL JAMES W	VAIL CYNTHIA VAZ	12 MAGILL DRIVE	GRAFTON	MA	01519	34126	336
110/083.0-0000-0206.0	16 OLD UPTON ROAD	TAYLOR WILLIAM H	TAYLOR CATHERINE M	16 OLD UPTON ROAD	GRAFTON	MA	01519	42490	398
110/084.0-0000-0213.0	6 MAGILL DRIVE	MOREAU MARK D	MOREAU LINDA A	6 MAGILL DRIVE	GRAFTON	MA	01519	31249	259
110/100.0-0000-0300.0	42 MAGILL DRIVE	MAGILL ASSOCIATES		P O BOX 565	GRAFTON	MA	01519	25732	78

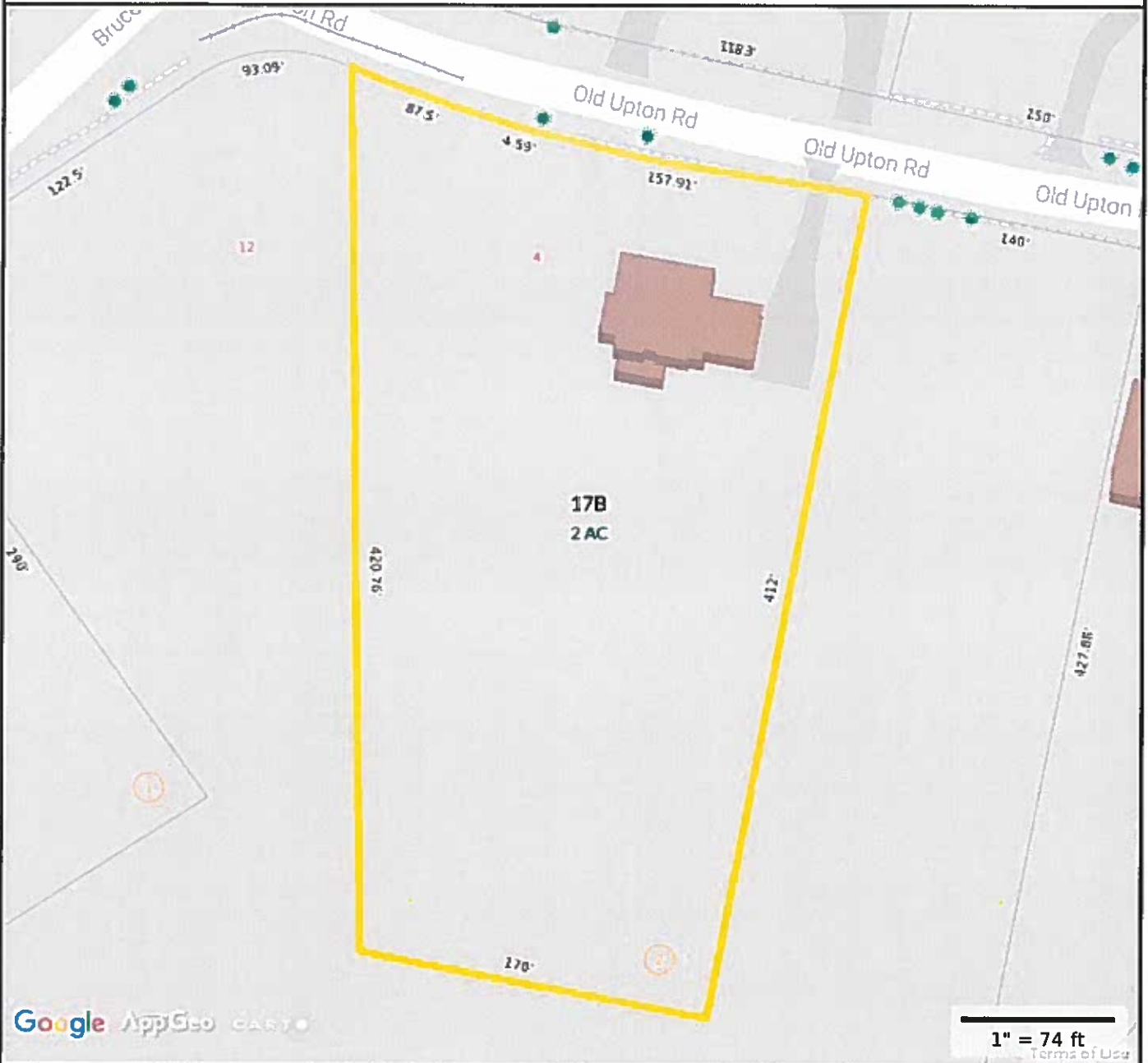
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PLANNING BOARD  
GRAFTON, MA

FILE

### 4 old upton



**Property Information**

Property ID 110/083.0-0000-0017.B  
 Location 4 OLD UPTON ROAD  
 Owner TRAHAN LORI D

BK 18329  
 Pg 60  
 2 ACs



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


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**PLANNING BOARD  
GRAFTON, MA**

**FILE**

< (?/latlng=42.200118%2C-71.682...

 Google Directions (<https://maps.google.com/maps?daddr>)

Google Maps Link  
(<https://www.google.com/maps/@42.19991850>)

Property Record Card (<http://epas.csc-ma.us/PublicAccess/Pages/ParcelSummary.asp?MenuID=3&LinkID=106653&CommCode=110>)

Town of Grafton (<http://www.grafton-ma.gov/P>)

Property

**Address** 4 OLD UPTON ROAD  
**ID** 110/083.0-0000-0017.B

Ownership

**Name** TRAHAN LORI D  
**Address** 4 OLD UPTON ROAD  
GRAFTON, MA 01519

Valuation

**Total** \$459,400  
**Buildings** \$319,000  
**Land** \$140,400  
**Last Sale** \$50,000 on 1996-10-17  
**Book/Page** 18329/60

Land

**Area** 2.00 A  
**Zone** R4



Map Themes

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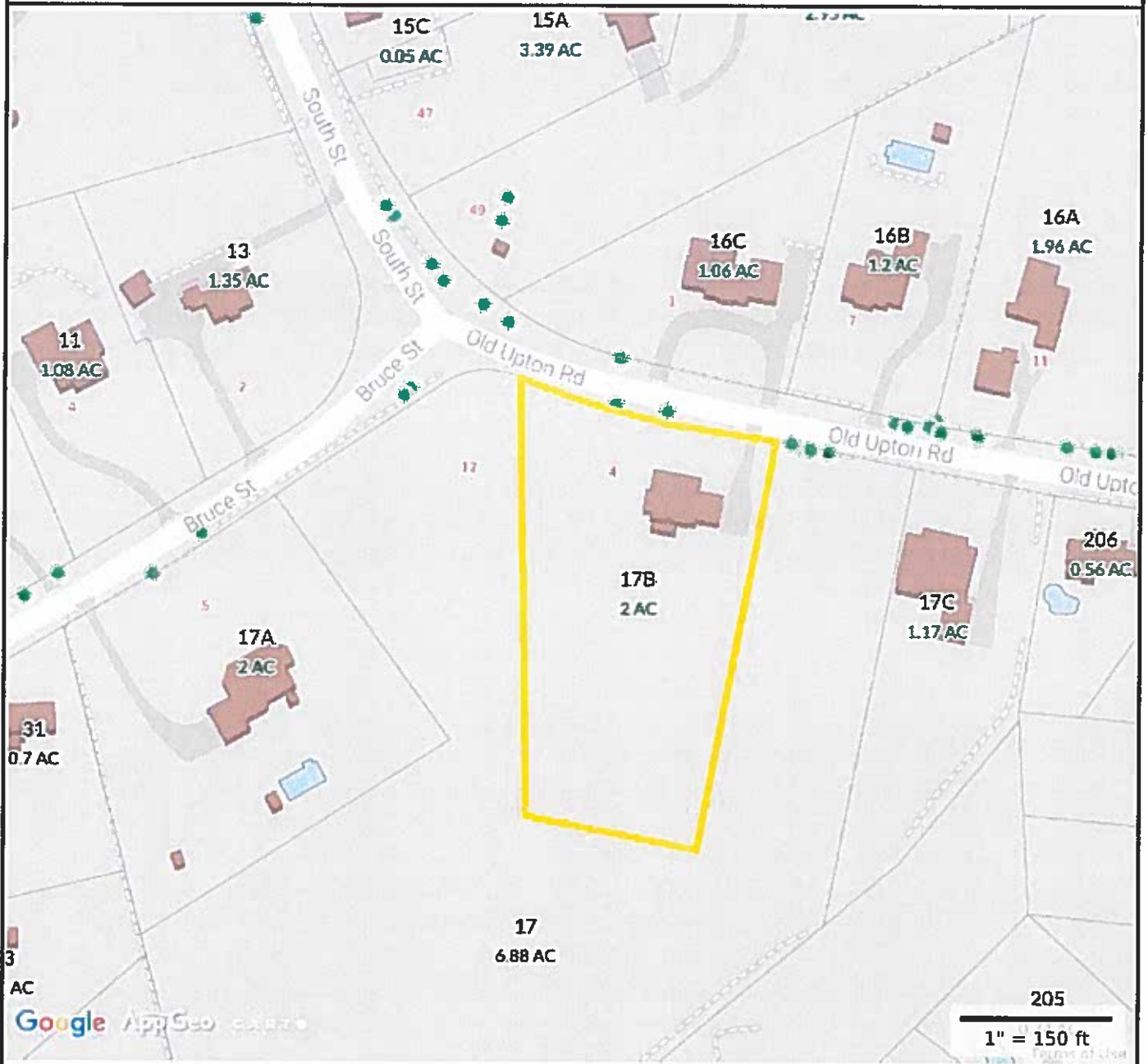
APR 26 2017

PLANNING BOARD  
GRAFTON, MA


Google (<https://maps.google.com/maps?>)  
(42.200118, -71.682455) (42.1999185, -71.682455) (42.1999185, -71.682455) (42.200118, -71.682455) (42.200118, -71.682455) (42.200118, -71.682455) (42.200118, -71.682455) (42.200118, -71.682455) (42.200118, -71.682455)



# 4 Old Upton Road Grafton, MA GIS 110/083.0-0000-0017.B



Property Information	
Property ID	110/083.0-0000-0017.B
Location	4 OLD UPTON ROAD
Owner	TRAHAN LORI D

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

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GRAFTON, MA

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**PLAN TO SHOW PROPOSED ADDITION  
PREPARED FOR  
THERESA DAUPHINAIS  
4 OLD UPTON ROAD  
GRAFTON, MASSACHUSETTS**

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

**APRIL 21, 2017  
SCALE: 1 INCH = 60 FEET**

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 83  
LOT 17B**

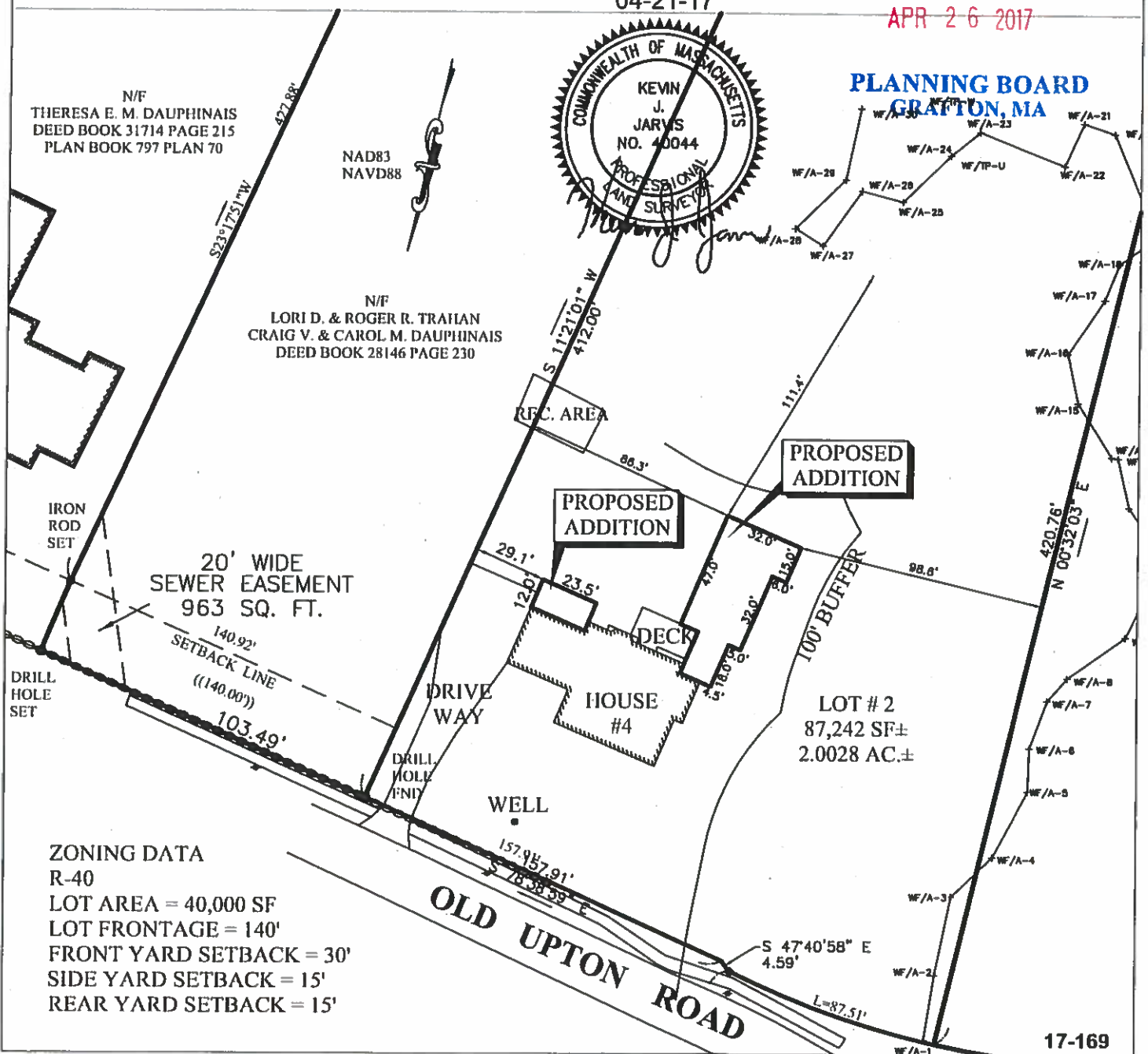
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04-21-17

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**PLANNING BOARD  
GRAFTON, MA**



**ZONING DATA**  
R-40  
LOT AREA = 40,000 SF  
LOT FRONTAGE = 140'  
FRONT YARD SETBACK = 30'  
SIDE YARD SETBACK = 15'  
REAR YARD SETBACK = 15'