

EXHIBIT 1

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MAR - 8 2017

PLANNING BOARD
GRAFTON, MA



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@graffton-ma.gov
www.graffton-ma.gov

FILE

APPLICATION FOR SITE PLAN APPROVAL

Application No. SP 2017-1

APPLICANT NAME: Kelley Lima

STREET S Cold Spring Dr. CITY/TOWN Grafton

STATE MA ZIP 01519 TELEPHONE 781.910.6871

PROPERTY OWNER NAME: Adrian & Kelley Lima

STREET S Cold Spring Dr. CITY/TOWN Grafton

STATE MA ZIP 01519 TELEPHONE 781.910.6871

Deed recorded in the Worcester District Registry of Deeds Book _____ Page _____

CONTACT PERSON'S NAME: Kelley Lima

TELEPHONE 781.910.6871 Kelley.Lima@marshma.com

SITE INFORMATION:

STREET AND NUMBER 5 Cold Spring Dr.

ZONING DISTRICT 40 ASSESSOR'S MAP 52 LOT #(S) 10

LOT SIZE 1.4 acres FRONTAGE 87.96 ft

CURRENT USE Residential

PLAN INFORMATION:

PLAN TITLE _____

PREPARED BY _____

DATE PREPARED _____ REVISION DATE _____

Describe proposed changes / additions: _____

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 Kelley Lima Date: 3.8.17

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

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PLANNING BOARD
GRAFTON, MA

APPLICATION FOR SPECIAL PERMIT

Application No. SP 2017-1

APPLICANT & PROPERTY OWNER INFORMATION

NAME Kelly Lima
STREET S Cold Spring Dr CITY/TOWN Grafton
STATE MA ZIP 01519 TELEPHONE 781-910-6871
NAME OF PROPERTY OWNER (if different from Applicant) Adrian & Kelly Lima
Deed recorded in the Worcester District Registry of Deeds Book _____ Page _____

SITE INFORMATION:

STREET AND NUMBER Cold Spring Dr. - 5
ZONING DISTRICT R40 ASSESSOR'S MAP 82 LOT #(S) 10
LOT SIZE 1.4 Ac FRONTAGE 87.96'
CURRENT USE Residential

PROJECT/PLAN INFORMATION:

PLAN TITLE _____
PREPARED BY (name/address of PE/Architect) _____
DATES _____

Use for which Special Permit is sought: (refer to § 3.2.3.1 of the Zoning Bylaw - Use Regulation Table):
3.2.3.1 Accessory Apt (9)

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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 Kelly Lima Date: 3-8-17
Property Owner's Signature (if not Applicant) _____ Date: _____

FILE

March 6, 2017

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To: Grafton Planning Board

MAR - 8 2017

From: Kelly Lima

PLANNING BOARD
GRAFTON, MA

Re: In-Law Apartment / Accessory Apartment

It is my intent to construct a 1 story in-law apartment addition to my existing house located at 5 Cold Spring Drive in Grafton. This in-law apartment will be used for my Mother & Father's primary residence. There will be approximately 1200 square feet of living space, which is less than my existing house which consists of approximately 2400 square feet of living space.

The design of the in-law apartment will be consistent with the appearance of the existing structure. The addition will rest upon a poured concrete foundation with conventional residential framing, complying with all applicable codes and regulations. This addition will require me to tap into town water and sewer for both the in-law apartment and the original structure. The in-law apartment will have 1 bedroom, 1 bathroom, 1 living area and 1 kitchen with an eat-in area. It will also include an unfinished basement. There will be entries into the original structure in two places. The first will connect from my dining room to the in-law kitchen, the other will be located in the basement. We will not need any additional parking places or an additional driveway. We plan to use the existing garage and driveway.

Thank you for hearing our case,

Sincerely,



Adrian & Kelly Lima

alex

5 Cold Springs Dr, Grafton , MA 01519
(Map 82, Lot 10)

PARCEL ID2	PAR ADD NO	PAR ADD ST 1	OWNER NAME 1	OWNER NAME 2	OWNER ADDR 1	CITY	STATE	ZIP	BK	PG
110/082.0-0000-0002.0	38	PLEASANT STREET	LACKOVIC SARAH M		38 PLEASANT STREET	GRAFTON	MA	01519	47113	168
110/082.0-0000-0003.0	34	PLEASANT STREET	CAPUZZIELLO MARK		34 PLEASANT STREET	GRAFTON	MA	01519	50818	353
110/082.0-0000-0004.0	28	PLEASANT STREET	TILLOTSON ELAINE D TRUSTEE	TILLOTSON LIVING TRUST	28 PLEASANT STREET	GRAFTON	MA	01519	39621	47
110/082.0-0000-0006.0	64	HUDSON AVENUE	COOPER MILTON F JR	COOPER MARIE J	64 HUDSON AVENUE	GRAFTON	MA	01519	6216	306
110/082.0-0000-0007.0	62	HUDSON AVENUE	ZASTAWNY TODD M	ZASTAWNY DEBORAH	62 HUDSON AVENUE	GRAFTON	MA	01519	32673	397
110/082.0-0000-0008.0	1	COLD SPRING DRIVE	DAVIS STEFANIE V	DAVIS GLORIA F	1 COLD SPRING DRIVE	GRAFTON	MA	01519	51469	77
110/082.0-0000-0009.0	3	COLD SPRING DRIVE	WILHIDE ROBERT W	WILHIDE DARLENE P	3 COLD SPRING DRIVE	GRAFTON	MA	01519	36457	198
110/082.0-0000-0010.0	5	COLD SPRING DRIVE	LIMA ADRIAN	LIMA KELLY A	5 COLD SPRING DRIVE	GRAFTON	MA	01519	52388	126
110/082.0-0000-0011.0	6	COLD SPRING DRIVE	BERTHIAUME JOSEPH L	BERTHIAUME LAURIE A	6 COLD SPRING DRIVE	GRAFTON	MA	01519	16538	109
110/082.0-0000-0012.0	4	COLD SPRING DRIVE	DEBERADINIS JAMES H	DEGERONIMI MARIA T	4 COLD SPRING DRIVE	GRAFTON	MA	01519	32447	63
110/082.0-0000-0013.0	2	COLD SPRING DRIVE	PARADISO GLORIA A		2 COLD SPRING DRIVE	GRAFTON	MA	01519	25306	217
110/082.0-0000-0014.0	58	HUDSON AVENUE	GEMME ROGER L	GEMME CAROLYN L	58 HUDSON DRIVE	GRAFTON	MA	01519	5332	49
110/082.0-0000-0019.F	8	NICHOLS DRIVE	CORCORAN TIMOTHY B	CORCORAN KAREN M	8 NICHOLS DRIVE	GRAFTON	MA	01519	23553	199
110/082.0-0000-0019.G	3	NICHOLS DRIVE	PETIT ROBERT G	PETIT MAUREEN L	3 NICHOLS DRIVE	GRAFTON	MA	01519	23795	299

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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 checked="" type="checkbox"/> Planning	_____	✓
<input type="checkbox"/> Board of Health	_____	_____	<input type="checkbox"/> Other	_____	_____

Other Permit: _____

Kelley Lima
 Petitioner Name
5 Cold Spring Dr.
 Petitioner Address
Grafton, MA 01519
 City, State, Zip
508. 839. 2486
 Phone

Adrian & Kelley Lima
 Property Owner / Company Name
5 Cold Spring Dr. Grafton
 Property Address
01519
Grafton, MA
 City, State, Zip

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

[Signature] _____
 Treasurer / Collector Name (please print) Treasurer / Collector Signature Date

The following is a list of waivers I request from sec 1.3.3.3 of the Grafton Zoning By-laws:

1. This information is provided in application
2. This information is provided in application
3. This information is provided in application
4. This information is provided in application
5. This information is provided in application
6. This information is provided in application
7. This information is provided in application
8. This information is provided in application
9. This information is provided in application
10. N/A waiver requested
11. This information is provided in application
12. N/A wavier requested
13. This information was provided 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. N/A waiver requested
22. N/A waiver requested
23. Both addition and existing house to be connected to town water and sewer
24. N/A waiver requested
25. Shown on plan
26. Shown on plan
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

1.3.3.3 (e) Storm water management- Waiver requested

1.3.3.3 (f) Calculations for earth removal- Waiver requested; no materials to be removed

1.3.3.3 (g) Written statements- Waiver requested

8.2.1 Traffic Study- Waiver requested

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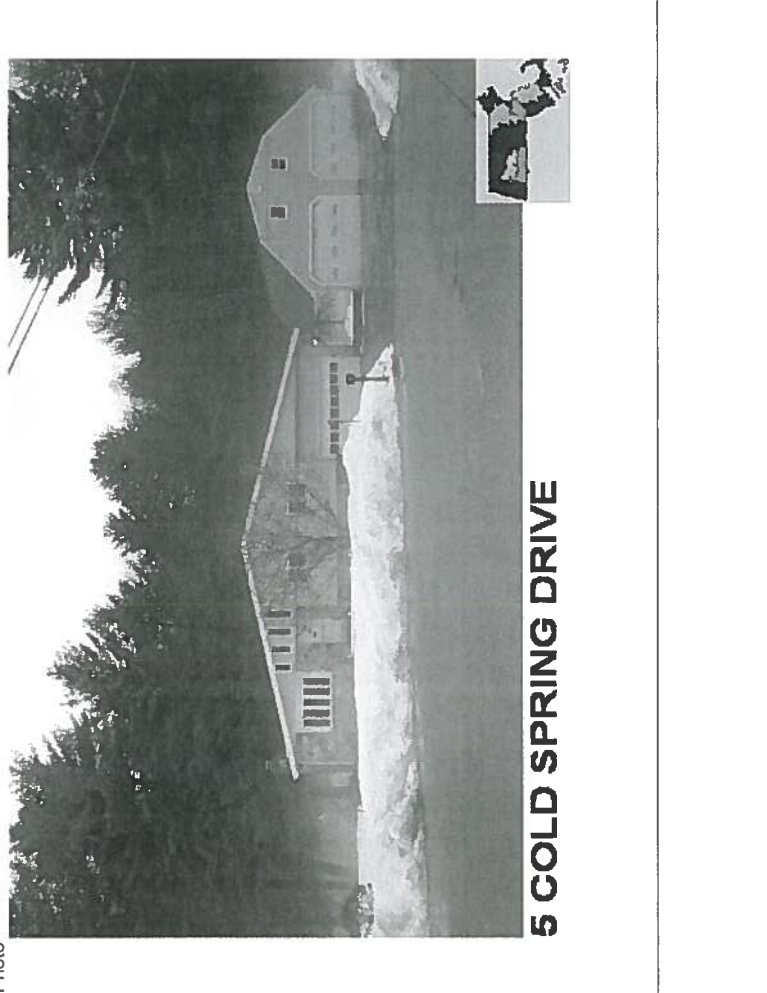
PLANNING BOARD
GRAFTON, MA

Residential Property Record Card

Parcel ID: 1101082.0-0000-0010.0 MAP: 082.0 BLOCK: 0000 LOT: 0010.0 Parcel Address: 5 COLD SPRING DRIVE FY: 2017

PARCEL INFORMATION
 Use-Code: 101 Sale Price: 426,000 Book: 52388 Road Type: C Inspect Date: 05/09/2014
 Tax Class: T Sale Date: 06/03/2014 Page: 126 Rd Condition: P Meas Date: 05/09/2014
 Tot Fin Area: 1624 Sale Type: P Cert/Doc: Entrance: C
 Tot Land Area: 1,400 Sale Valid: Y MARRINO ROBERT F JR & Collect Id: SW
 Sewer: MARRINO ROBERT F JR & Comm-B/L% 0/0 Indust-B/L% 0/0 Inspect Reas: S
 Exempt-B/L% 100/100 Resid-B/L% 100/100

RESIDENCE INFORMATION				LAND INFORMATION			
Style:	CN	Tot Rooms:	8	Main Fn Area:	1624	Attic:	
Story Height:	1.00	Bedrooms:	3	Up Fn Area:		Bsmt Area:	1196
Roof:	G	Full Baths:	2	Add Fn Area:		Fn Bsmt Area:	956
Ext Wall:	AV	Half Baths:		Unfin Area:		Bsmt Grade:	A
Masonry Trim:	22	Ext Bath Fix:	1	Tot Fin Area:	1624	Foundation:	CN
Bath Qual:	T	RCNLD:	237106	Kitch Qual:	T	Eff Yr Built:	1981
Mkt Adj:		Heat Type:	HW	Ext Kitch:	0	Year Built:	1965
Sound Value:		Fuel Type:	G	Grade:	AG	Cost Bldg:	237,100
Fireplace:	2	Bsmt Gar Cap:		Condition:	AG	Att Str Val1:	
Central AC:	N	Bsmt Gar SF:		Pct Complete:	AG	Att Str Val2:	
Att Gar SF:	376	%Good P/F/E/R:	//75	Porch Area			
Porch Type	P			Porch Grade Factor	128		
				NBHD CODE: 4 NBHD CLASS: 3 ZONE: R4			
Seg	Type	Code	Method	Sq-Ft	Acres	Influ-Y/N	Value
1	P	101	S	40000		N	131,936
2	R	101	S	21000	0.482	N	3,780
DETACHED STRUCTURE INFORMATION							
Str	Unit	Msr-1	Msr-2	E-YR-Bit	Grade	Cond	%Good P/F/E/R
PV	S	16	37.00	2007	A	A	60//60
G2	S	39	30.00	1980	AG	A	80//80
VALUATION INFORMATION							
Current Total:	431,100	Bldg:	295,400	Land:	135,700	MktLnd:	135,700
Prior Total:	398,400	Bldg:	275,100	Land:	123,300	MktLnd:	123,300



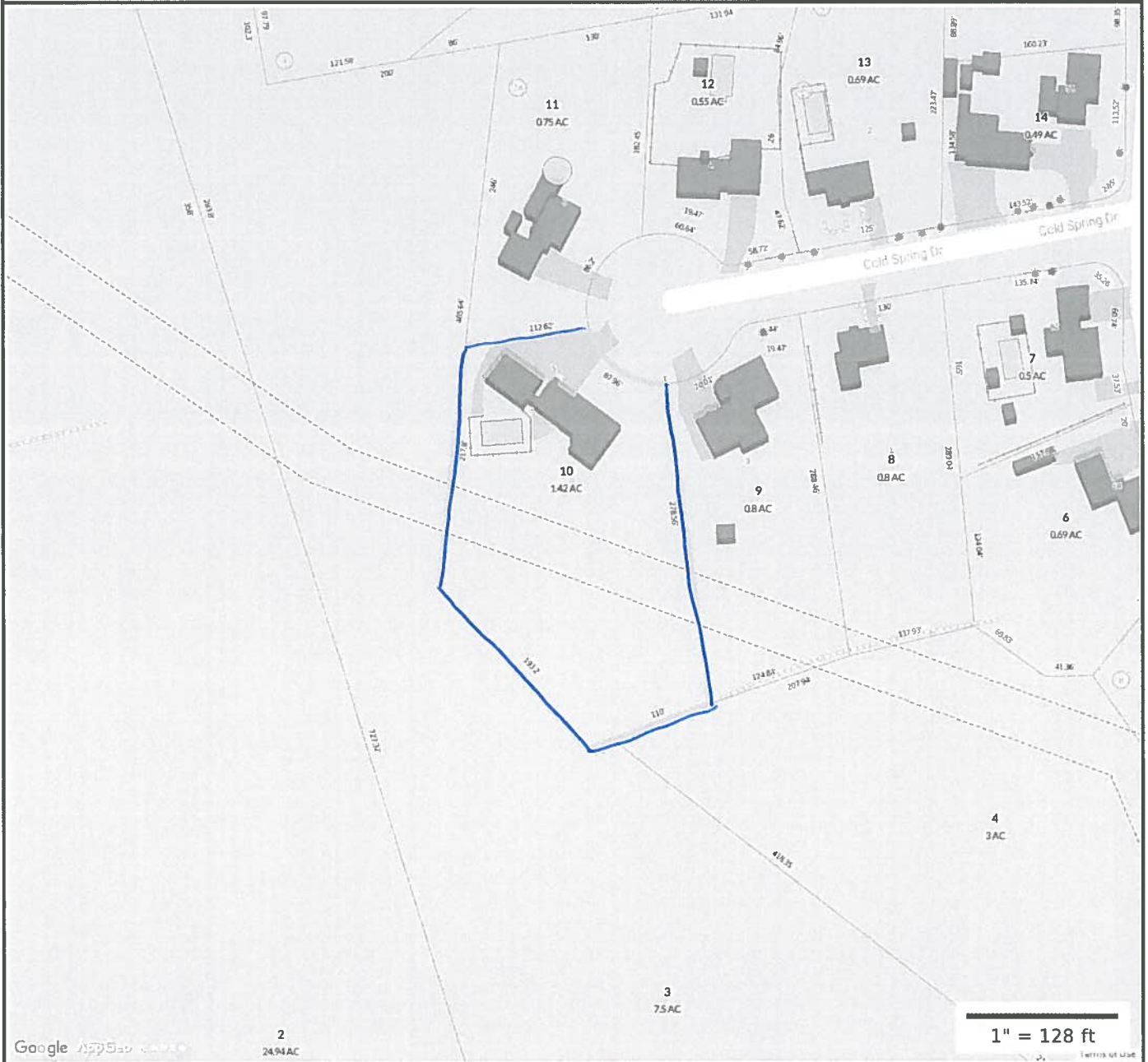
Sketch

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**PLANNING BOARD
GRAFTON, MA**

FILE



Property Information

Property ID 110/082.0-0000-0010.0
Location 5 COLD SPRING DRIVE
Owner LIMA ADRIAN



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**

**PLAN SHOWING PROPOSED ADDITION
PREPARED FOR
ADRIAN & KELLY A. LIMA
5 COLD SPRING DRIVE
GRAFTON, MASSACHUSETTS
NOVEMBER 11, 2016
SCALE: 1 INCH = 40 FEET**

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

THE SURVEYOR RETAINS COPYRIGHT TO THE PLAN OF SURVEY, AND RE-USE OF THIS PLAN IS NOT ALLOWED WITHOUT PERMISSION FROM THE SURVEYOR.

**ASSESSORS MAP 82
LOT 10**

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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.

MAR - 8 2017

ZONING DATA:

R-40
LOT AREA = 40,000 S.F.
LOT FRONTAGE = 140'
FRONT YARD SETBACK = 30'
SIDE YARD SETBACK = 15'
REAR YARD SETBACK = 15'

LEGEND

These standard symbols will be found in the drawing.

- ⊙ DRILL HOLE SET
- ⊠ STAKE SET
- IRON ROD SET

**PLANNING BOARD
GRAFTON, MA**

