

COPY

EXHIBIT #4a

§4 of 4



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
2018 OCT 19 PM 2:03

Handwritten mark

PLANNING DEPARTMENT RECEIVED

OCT 19 2018

APPLICATION FOR SPECIAL PERMIT

PLANNING BOARD

Application No. SP 2018 17

APPLICANT & PROPERTY OWNER INFORMATION

NAME ROBERT ABERG

STREET 43 SOUTH ST. CITY/TOWN GRAFTON

STATE MA ZIP 01519 TELEPHONE (508) 839-0361

NAME OF PROPERTY OWNER (if different from Applicant)

Deed recorded in the Worcester District Registry of Deeds Book 53654 Page 47

SITE INFORMATION:

STREET AND NUMBER 104 BRIGHAM HILL RD

ZONING DISTRICT R40 ASSESSOR'S MAP 54 LOT #(S) 16

LOT SIZE 1.04 Ac FRONTAGE 150 ft.

CURRENT USE OPEN SPACE

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):

SIGNS.

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

4.4.1.1.1, 4.4.4, 4.4.3.3.1

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.

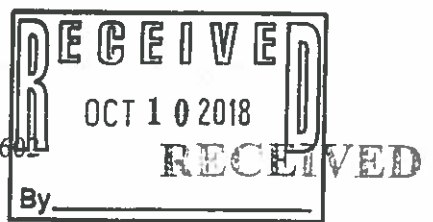
Applicant's Signature Robert O. Aberg president Date: 10/19/2018
Property Owner's Signature (if not Applicant) Date:

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EXHIBIT #4b



TOWN OF GRAFTON  
GRAFTON MEMORIAL MUNICIPAL CENTER  
30 PROVIDENCE ROAD  
GRAFTON, MASSACHUSETTS 01519  
Phone: (508) 839-5335 ext 1170 • FAX: (508) 839-4601  
www.grafton-ma.gov



TREASURER / COLLECTOR

OCT 19 2018

### Certificate of Good Standing

PLANNING BOARD  
GRAFTON, MA

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	___	X
<input type="checkbox"/> Board of Health	___	___	<input type="checkbox"/> Other	___	___

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

ROBERT ABERG  
Petitioner Name

43 SOUTH ST.  
Petitioner Address

GRAFTON, MA 01519  
City, State, Zip

(508) 839-0361  
Phone

GRAFTON LAND TRUST  
Property Owner / Company Name

104 BRIGHAM HILL RD  
Property Address

Grafton, MA  
City, State, Zip

Date:	Current	Delinquent	N/A
Real Estate	<u>2016 Lapsed / New Tax Exempt</u>		<u>✓</u>
Personal Property			<u>✓</u>
Motor Vehicle Excise			<u>✓</u>
Disposal			<u>✓</u>
General Billing			<u>✓</u>

J. HAFFTY Treasurer / Collector Name (please print)      J. Haffty Treasurer / Collector Signature      10/19/18 Date

5/16/2018

104 Brigham Hill Road  
Map 54 Lot 16

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EXHIBIT

#4c

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

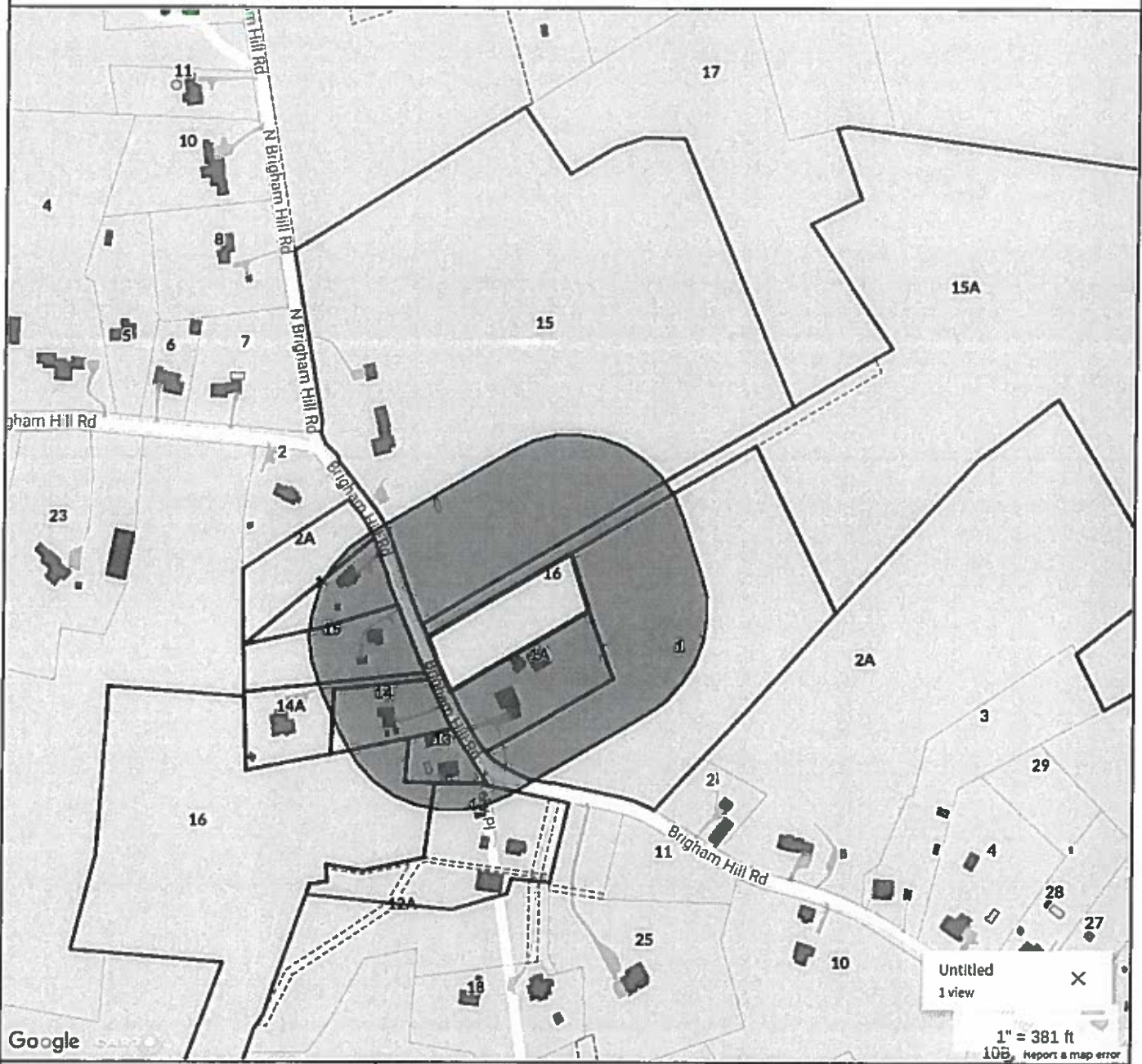
ID	Site Address	Owner Name	Co-Owner Name	Owner Address	Owner City	Owner State	Owner Zip	Book	Page
110/054-0-0000-0001.0	109 BRIGHAM HILL ROAD	FORD MARK A		109 BRIGHAM HILL ROAD	GRAFTON	MA	01519-1133	13155	103
110/054-0-0000-0002.A	111 BRIGHAM HILL ROAD	GRAFTON LAND TRUST IN		37 WHEELER ROAD	N GRAFTON	MA	01536	53654	47
110/054-0-0000-0015.0	116 BRIGHAM HILL ROAD	GRATER KENNETH C		116 BRIGHAM HILL ROAD	N GRAFTON	MA	01536-1106	14143	196
110/054-0-0000-0015.A	116 REAR BRIGHAM HILL RD	GRAFTON LAND TRUST IN		PO BOX 114	GRAFTON	MA	01519	15301	183
110/054-0-0000-0016.0	104 BRIGHAM HILL ROAD	GRAFTON LAND TRUST IN		37 WHEELER ROAD	N GRAFTON	MA	01536	53654	47
110/063-0-0000-0001.0	94 BRIGHAM HILL ROAD	ADAMS PETER J TRUSTEE	ASHLAWN REALTY TR	100 BRIGHAM HILL ROAD	GRAFTON	MA	01519	24835	155
110/063-0-0000-0001.A	100 BRIGHAM HILL ROAD	ADAMS PETER	ADAMS DEBORAH A	100 BRIGHAM HILL ROAD	GRAFTON	MA	01519-1132	6336	108
110/063-0-0000-0012.0	99 BRIGHAM HILL ROAD	MUSE WILLIAM A		95 BRIGHAM HILL ROAD	GRAFTON	MA	01519	41671	120
110/063-0-0000-0013.0	101 BRIGHAM HILL ROAD	MUSE WILLIAM A		101 BRIGHAM HILL ROAD	GRAFTON	MA	01519	55167	146
110/063-0-0000-0014.0	103 BRIGHAM HILL ROAD	GOGUEN PHILIP W		103 BRIGHAM HILL ROAD	GRAFTON	MA	01519	52778	298
110/063-0-0000-0014.A	105 BRIGHAM HILL ROAD	FOOTE MELODY P	BACA SYLVIA	105 BRIGHAM HILL ROAD	GRAFTON	MA	01519-1133	12879	318
110/063-0-0000-0015.0	107 BRIGHAM HILL ROAD	FORD MARY LIFE ESTATE	HOWLAND CATHERIN	107 BRIGHAM HILL ROAD	GRAFTON	MA	01519	48418	1
110/063-0-0000-0016.0	101 REAR BRIGHAM HILL RD	COLEMAN DAVID M	COLEMAN BETTY L	93 BRIGHAM HILL ROAD	GRAFTON	MA	01519	20984	290

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PLANNING BOARD  
GRAFTON, MA

104 Brigham Hill Rd



Property Information

Property ID 110/054.0-0000-0016.0  
 Location 104 BRIGHAM HILL ROAD  
 Owner GRAFTON LAND TRUST INC



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 4/1/2018  
 Properties updated 4/1/2018

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GRAFTON, MA



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EXHIBIT #4e

104 Brigham Hill Rd

Sign Lettering: "Marsters Preserve Connector", mod. attached graphic

Zoning: Residential - R40  
Frontage: 150 ft

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PLANNING BOARD  
GRAFTON, MA

104 BRIGHAM HILL ROAD

Google Directions 9 Zoom

Google Maps Link

Property Record Card

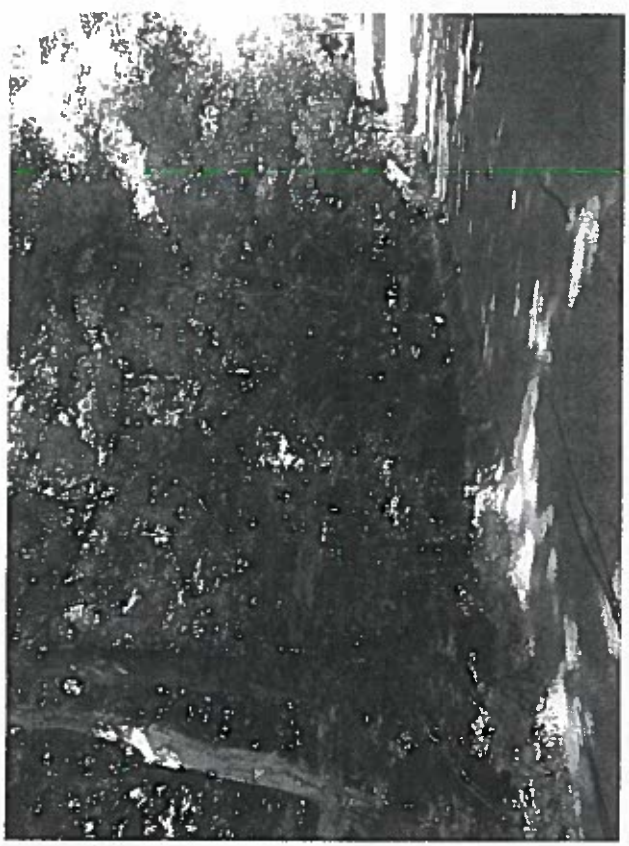
Town of Grafton

**Property**  
Address 104 BRIGHAM HILL ROAD  
ID 1102543-0-0003-0016-0

**Ownership**  
Name GRAFTONLAND TRUST INC  
Address 37 WHEELER ROAD  
# GRAFTON, MA 01536

**Valuation**  
Total \$107,400  
Buildings 50  
Land \$107,400  
Last Sale \$100 on 2015-04-29  
Book/Page 53654/37

**Land**  
Area 1.04A  
Zoning R4



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EXHIBIT #44

#44

104 BRIGHAM HILL ROAD

Google Directions

Zoom

Google Maps Link

Property Record Card

Town of Grafton

Property

Address 104 BRIGHAM HILL ROAD

ID 110/054.0-0000-0016.0

Ownership

Name: GRAFTON LAND TRUST INC

Address 37 WHEELER ROAD

N GRAFTON, MA 01536

Valuation

Total \$107,400

Buildings \$0

Land \$107,400

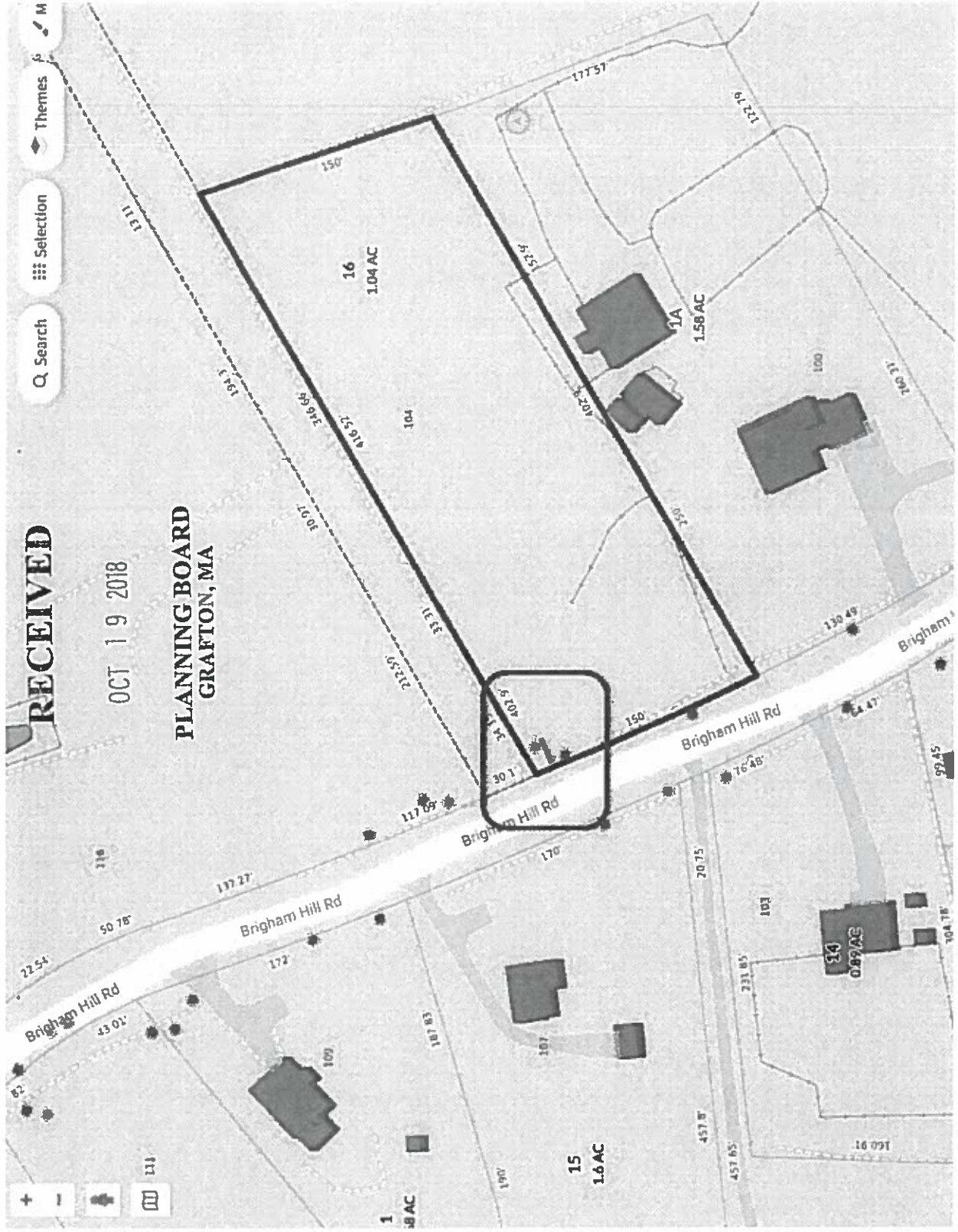
Last Sale \$100 on 2015-04-29

Book/Page 53654/47

Land

Area 1.04 A

Zone R4



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