



Natalia Alward <alwardn@grafton-ma.gov>

Re: special permit for 16 Morgan Drive

2 messages

Christopher McGoldrick <mcgoldrickc@grafton-ma.gov>

Thu, Sep 15, 2022 at 11:38 AM

To: "Houghton, JeanMarie" <JeanMarie.Houghton@umassmed.edu>

Cc: "bergerr@grafton-ma.gov" <bergerr@grafton-ma.gov>, "hassingerr@grafton-ma.gov" <hassingerr@grafton-ma.gov>, Amanda Kim <amandakim943@gmail.com>, Natalia Alward <alwardn@grafton-ma.gov>

Hello,

Thank you for reaching out. The setbacks for the R40 district are included in Section 3.2.3.2 of the Grafton Zoning bylaw. The required setbacks are 15 feet from the side and rear except that accessory structures are allowed to be located 10 feet from the rear yard.

I will defer to the Building Department regarding the requirement of building permits, though my understanding is that the proposed structure will not require a building permit. It will however require a zoning permit. I have attached the Building Departments shed requirements below for your reference.

At the meeting, the Board requested a Certified Plot Plan as this will be required for the Zoning Permit later. Please feel free to provide the 2010 plot plan, however a new plot plan showing the proposed relocation will be required. The Board specifically asked that the setbacks and proposed tree locations be included. The firm that produced the 2010 plot plan may be able to update the plan at less of a cost than a new plan. An aerial view is neither required nor requested. It is up to you if you feel it adds to the application.

To my knowledge this was the information requested for the October 24th meeting. The Board may request any additional information they deem necessary to render a Decision at any time as long as the Hearing is open.

Regards,

On Tue, Sep 13, 2022 at 3:17 PM Houghton, JeanMarie <JeanMarie.Houghton@umassmed.edu> wrote:

Hello

I want to thank you for allowing me to explain my situation and perspective regarding my request for a special permit at last evenings meeting.

I am very eager to provide the board with the information they need to consider approval.

I would like to clarify a few things so I can be certain I am providing you with what you need and want at the next meeting in October.

Can you please confirm that for the proposed coop to house 3 geese we will need:

Side set back distance is 10 feet (minimum)

Back set back distance is 15 feet (minimum)

Please confirm that we will not need a building permit as the structure is less than 120 square feet (the pen size is 100 square feet, the coop house within the pen is roughly 16 square feet)

The board has asked for a plot plan- does this need to be a certified plot plan?

I have a certified plot plan from construction in June 2010 which include all of the permanent structures as they remain today

The area has recently been surveyed and property lines have recently been re-staked (not by us- but the stakes are identical in location to what were already present from our survey in 2010) and are clearly marked.

I can provide a non- certified plot plan of the proposed relocation of the coop to comply with the proper set backs.

On this proposed plan, I will include the proposed evergreen plantings which will provide further noise control barrier to the existing woods that are there.

I will include an aerial view of the area to demonstrate the existing wooded area and the proposed addition to this.

Please let me know if this is the information you require, and if there is anything additional you will need.

Thank you for your attention to this matter

Regards

JeanMarie Houghton

[16 Morgan Drive](#)

[North Grafton MA](#)

774 239 0395

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Christopher McGoldrick
Town Planner

Grafton Memorial Municipal Center
[30 Providence Road](#)
[Grafton, MA 01519](#)

Phone (508)839-5335 x 1402
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www.grafton-ma.gov

2 attachments



0.3 Required Plot Plan Information .pdf
47K



Shed Requirements.pdf
501K

Houghton, JeanMarie <JeanMarie.Houghton@umassmed.edu>
To: Christopher McGoldrick <mcgoldrick@grafton-ma.gov>

Thu, Sep 15, 2022 at 12:27 PM

Cc: "bergerr@grafton-ma.gov" <bergerr@grafton-ma.gov>, "hassingerr@grafton-ma.gov" <hassingerr@grafton-ma.gov>, Amanda Kim <amandakim943@gmail.com>, Natalia Alward <alwardn@grafton-ma.gov>

thank you - this is exactly the information clarification I needed.

regards

jean

From: Christopher McGoldrick <mcgoldrickc@grafton-ma.gov>

Sent: Thursday, September 15, 2022 11:38 AM

To: Houghton, JeanMarie <JeanMarie.Houghton@umassmed.edu>

Cc: bergerr@grafton-ma.gov <bergerr@grafton-ma.gov>; hassingerr@grafton-ma.gov <hassingerr@grafton-ma.gov>; Amanda Kim <amandakim943@gmail.com>; Natalia Alward <alwardn@grafton-ma.gov>

Subject: Re: special permit for 16 Morgan Drive

[Quoted text hidden]

4. Plot Plan §R107.2 (separate from building plans) required for additions and accessory buildings and inground pools to include.

- *This plan shall be prepared by an Land Surveyor in accordance with the Massachusetts Registration Laws, and submitted to the Inspector of Buildings prior to framing*
- *Location of existing and proposed construction with dimensioned setbacks including driveway setbacks*
- *Location of lot lines, dimensions of lot & frontage*
- *Property address: map & lot number, zoning district & overlays*
- *Requesting calculations on plot plan if within WSPO overlay district, 7.5.E. Limitation on Impervious Material: Within the Water Supply Protection Overlay District, not more than 25%, or five thousand (5000) square feet, whichever is greater, of any lot area shall be rendered impervious; the remainder shall be retained as unoccupied space free of all buildings, parking, pavement, including street access drives and walks, and other conditions rendering the land surface impervious*
- *Requesting calculations on plot plan if applicable, Minimum Lot Area: The horizontal area of the lot, exclusive of any area in any street, required for the construction of buildings or structures. 75% of land under any waterbody, swamp, wet meadow, or marsh, as defined in General Laws Chapter 131, Section 40, and the regulations promulgated thereunder, shall not be included in the minimum lot area required for Zoning Compliance.*
- *Copies of Variances or Special Permits Granted by The Planning Board or Zoning Board of Appeals or any other Town Boards*
- *Statement that the lot and proposed building shown on this plan is located on the ground as shown and does, does not conform to the present zoning bylaws.*
- *Statement that existing condition does / does not lie within a Flood Hazard Zone as shown on the F.E.M.A map of the Town of Grafton*
- *Septic System location with reserve area (if applicable)*
- *Well location (if applicable)*
- *Wetland delineation (if applicable)*
- *North Arrow*
- *Drawing scale*
- *Date of Document*
- *Location & dimensions of public easements, public utility easements, railroad rights-of-way, and established zoning setback requirements.*
- *Location & dimensions of primary & accessory buildings & structure also street access drives and walks or other conditions rendering the land surface impervious*

**TOWN OF GRAFTON
BUILDING DEPARTMENT
508-839-5335 EXT. 1190
EMAIL: buildingdpt@grafton-ma.gov**

SHED REQUIREMENTS
Required Documents

Prefabricated shed – 120 square feet or less

| | |
|---|--|
| 1. Zoning Permit – front and back completely filled out | |
| 2. Assessors map with location of shed marked | |
| 3. Spec's on shed | |

\$50 FEE

Over 120 Square foot requirements

| | |
|---|--|
| 1. Certified Plot Plan | |
| 2. Building Permit completely filled out with homeowner signature | |
| 3. Spec's on shed | |
| 4. Worker's Compensation certificate filled out completely | |
| 5. Insurance Binder made out to the Town of Grafton | |
| 6. Copy of Home Improvement License or homeowner exemption | |
| 7. Statement of Disposal (if needed) | |
| | |

\$10 PER \$1,000 OF THE VALUE/COST OF THE SHED

If the packet does not contain all of the above, it will be returned to you.
If you have any questions, please contact the Building Department at the above number.