



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

2022 FEB 15 1 PM 6:49

APPLICATION FOR SPECIAL PERMIT

Application No. SP2022-01/SPA

APPLICANT & PROPERTY OWNER INFORMATION

NAME D&F Afonso Builders Inc.
STREET 189 Main Street CITY/TOWN Milford
STATE MA ZIP 01757 TELEPHONE 508-400-2436
NAME OF PROPERTY OWNER (if different from Applicant)
Deed recorded in the Worcester District Registry of Deeds Book 34122 Page 57

SITE INFORMATION:

STREET AND NUMBER 100 Westboro Road
ZONING DISTRICT R2 ASSESSOR'S MAP 12 LOT #(S) portion of 22
LOT SIZE 45,880+/-sf. FRONTAGE 262.59
CURRENT USE Vacant land with sewer pump station and associated easement
being utilized for Afonso Village and Village at Institute Road

PROJECT/PLAN INFORMATION:

PLAN TITLE Afonso Village II Single Family Attached Dwellings
PREPARED BY (name/address of PE/Architect) Guerriere & Halnon, Inc. 55 West Central Street Franklin, MA 02038
Gorman Richardson Lewis Architects 293 South Street Hopkinton, MA 017
DATES 12/28/2021

Use for which Special Permit is sought: (refer to § 3.2.3.1 of the Zoning Bylaw - Use Regulations)
See attached

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Cite all appropriate sections of the Zoning By-Law which pertain to this Application, Use and Site: FEB 15 2022

Planning Board
Grafton, MA

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: 2/11/2022
Property Owner's Signature (if not Applicant) Date:



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APPLICATION FOR SITE PLAN APPROVAL

Application No. SP 2022-01/SPA

APPLICANT NAME: D&F Afonso Builders Inc.

STREET 189 Main Street CITY/TOWN Milford

STATE MA ZIP 01757 TELEPHONE 508-400-2436

PROPERTY OWNER NAME: Same as Applicant

STREET _____ CITY/TOWN _____

STATE _____ ZIP _____ TELEPHONE _____

Deed recorded in the Worcester District Registry of Deeds Book 34122 Page 57

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CONTACT PERSON'S NAME: Dominic Afonso

TELEPHONE 508-400-2436

FEB 15 2022

SITE INFORMATION:

STREET AND NUMBER 100 Westboro Road

Planning Board

ZONING DISTRICT R2 ASSESSOR'S MAP 12 LOT #(S) por

Grafton, MA

LOT SIZE 45,880+/- sf FRONTAGE 262.59 ft

CURRENT USE Vacant land with sewer pump station and associated easement being utilized for Afonso Village and Village at Institute Road

PLAN INFORMATION:

PLAN TITLE _____

PREPARED BY Gorman Richardson Lewis Architects 293 South Street Hopkinton, MA 01748

DATE PREPARED _____ REVISION DATE _____

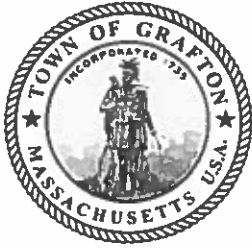
Describe proposed changes / additions: _____

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 Dominic Afonso Date: 2/11/2022

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



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PLANNING BOARD

WAIVER REQUEST FORM

Planning Board
Grafton, MA

Please select the waivers you are requesting, followed by a brief explanation as to why the waiver is needed:

Site Plan Requirements (Section 1.3.3.3.d.)

A Site Plan prepared by a professional architect or registered professional engineer, at a scale of one inch equals forty feet (1" = 40'), or at such other scale as may be necessary to show all detail clearly and accurately. Sheet sizes shall not exceed twenty-four inches by thirty-six inches (24" x 36"), and shall not be less than eleven inches by seventeen inches (11" x 17"). If multiple sheets are used they shall be accompanied by an index sheet showing the entire parcel at an appropriate scale.

[Click here to enter text.](#)

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

[Click here to enter text.](#)

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

[Click here to enter text.](#)

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

[Click here to enter text.](#)

(4.) Proposed use(s) of the land;

[Click here to enter text.](#)

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

[Click here to enter text.](#)

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

[Click here to enter text.](#)

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

[Click here to enter text.](#)

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

[Click here to enter text.](#)

(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;

[Click here to enter text.](#)

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

[Click here to enter text.](#)

(11.) Ownership of all abutting land and approximate location of buildings, driveways, and parking areas thereon within a maximum distance of two hundred feet (200') of the property lines;

[Click here to enter text.](#)

(12.) Existing and proposed topography at two-foot (2') elevation intervals;

[Click here to enter text.](#)

(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;

[Click here to enter text.](#)

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

[Click here to enter text.](#)

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

[Click here to enter text.](#)

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

[Click here to enter text.](#)

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

[Click here to enter text.](#)

(18.) Driveways and driveway openings/entrances;

[Click here to enter text.](#)

(19.) Parking and loading spaces;

[Click here to enter text.](#)

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

[Click here to enter text.](#)

(21.) Landscaping; 12.9.2 Landscaping

To allow an in-house experienced site planner to design general landscape placement where a registered landscape architect is required.

(22.) Lighting;

[Click here to enter text.](#)

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

[Click here to enter text.](#)

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

[Click here to enter text.](#)

(25.) Stormwater management facilities (drainage);

[Click here to enter text.](#)

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

[Click here to enter text.](#)

(27.) Exterior storage areas and fences;

[Click here to enter text.](#)

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

[Click here to enter text.](#)

(29.) Provisions for dust and erosion control;

[Click here to enter text.](#)

(30.) Any existing vegetation;

[Click here to enter text.](#)

Stormwater Management Hydrological Study (Section 1.3.3.3.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).

[Click here to enter text.](#)

Earthwork Calculations (Section 1.3.3.3f.)

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.

[Click here to enter text.](#)

Written statements from the following:

[Click here to enter text.](#)

(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 4.2 of the Zoning By-Law.

[Click here to enter text.](#)

(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.

[Click here to enter text.](#)

Traffic Study (Section 8.2)

A traffic study shall be submitted with each application for a subdivision of greater than 20 units, special permit or special permit with site plan review, or where required by the Planning Board, unless otherwise waived by a four-fifths (4/5) vote of the SPGA.

[Click here to enter text.](#)



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

Other Permit: _____

D&F Afonso Builders

 Petitioner Name

189 Main Street

 Petitioner Address

Milford, MA 01757

 City, State, Zip

D&F Afonso Builders

 Property Owner / Company Name

100 Westboro Road

 Property Address

Grafton, MA

 City, State, Zip

Please call Amanda Cavaliere of Guerriere & Halnon, Inc. at 508-528-3221 or email acavaliere@gandhengineering.com when this form is ready for pickup.

Phone _____

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

Beth Schrottman

 Treasurer / Collector Name (please print)
office

Beth Schrottman

 Treasurer / Collector Signature

12/28/2021

 Date

**Site Plan
Afonso Village II
Grafton, Massachusetts**

Background:

In July 2020, the Town of Grafton Planning Board endorsed “Afonso Village” a village mixed use project consisting of five 3-story buildings, four town houses and associated roadways, parking and utilities. The proposed mixed-use development will consist of (23) 1-bedroom units, (78) 2-bedroom units, approximately 14,000 square feet (sf) +/- of retail space and (4) 2-bedroom unit townhouses which will be connected to the Town water and sewer, with a detention pond proposed at the southwesterly portion of the site. The Applicant is respectfully requesting site plan approval from the Planning Board to allow for (8) additional townhouses on a 1.05+/- acre portion of the lot previously approved as a village mixed use, which will then be separated into its own parcel.

Site Location:

The project site listed as 100 Westboro Road (aka “Parcel D”) with the Town of Grafton Assessors Department, is located at the corner of Westboro and Institute Roads in Grafton Massachusetts. Figure 1 shows the site locus. Parcel “D” consists of approximately 15.72 acres of undeveloped wooded area recently permitted as a village mixed-use development in July 2020, of which, the Applicant is proposing to construct (8) additional 2-bedroom unit townhouses on a portion of the 15.72 acres consisting of approximately 45,880 +/- sf of land located to the northwest portion of the site and south of the existing sewer pump station. The existing topography slopes from southeast to northwest toward the wetland located in the northwest corner of the lot.

Project Description:

The Applicant/Owner, D&F Afonso Builders, is proposing to develop approximately 1.05+/- acres of Parcel “D” with (8) 2-bedroom unit townhouses. The land will be separated from Parcel “D” through the Approval Not Required (ANR) process upon approval from the Planning Board. This project will consist of a separate detention pond, water service and sewer service. In accordance with the Town of Grafton Zoning By-Law Section 12: Village Mixed Use District, the residential density (by right/special permit) is 8/16 per acre. A summary of the residential density proposed on Parcel “D” is provided herein.

Previously Approved and Proposed Residential Density Table

	Area (acres)	# Units Allowed By Right	# Units Proposed
Afonso Village (Approved July 2020)	15.72	124	105
Afonso Village (Proposed January 2022)	14.67	117	105
Afonso Village II - Town Houses	1.05	8	8

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Planning Board
Grafton, MA

*Site Plan and Special Permit
Initial Submittal: January 3, 2022*


Cody Herd, Data Collector

PARCEL ID	LOCATION	OWNER 1	OWNER 2	ADDRESS	CITY	ST	ZIP	BK	PG
012.0-0000-0001.0	121 WESTBORO ROAD	BLUE WATER DEVELOPMENT LLC		121 WESTBORO ROAD	N GRAFTON	MA	01536	22784	202
012.0-0000-0001.B	124 WESTBORO ROAD	MASSACHUSETTS DEVELOPMENT FINANCE AGENCY		99 HIGH STREET, 11TH FLOOR	BOSTON	MA	02110	57193	195
012.0-0000-0002.0	117 WESTBORO ROAD	ARUSS INVESTMENTS INC		75 SOUTHWEST CUTOFF	WORCESTER	MA	01604	57571	229
012.0-0000-0005.0	111 WESTBORO ROAD	MAYO PHILLIP M	MAYO ASHLEY	111 WESTBORO ROAD	N GRAFTON	MA	01536	55348	71
012.0-0000-0006.0	113 WESTBORO ROAD	DOYLE GRAFTON LLC		21 GREENWOOD ROAD, 21	HOPKINTON	MA	01748	59010	394
012.0-0000-0007.0	109 WESTBORO ROAD	SMALL JOHN W		109 WESTBORO ROAD	N GRAFTON	MA	01536	21201	280
012.0-0000-0008.0	107 WESTBORO ROAD	PIIRAINEN ANDREW R		931 E 2050 N	NORTH OGDEN	UT	84414	48655	82
012.0-0000-0009.0	97 WESTBORO ROAD	LAHAIR NANCY M		97 WESTBORO ROAD	N GRAFTON	MA	01536	18960	317
012.0-0000-0010.0	95 WESTBORO ROAD	LUGO, JEFTE	LUGO-PADILLA, ZULEYKA	95 WESTBORO ROAD	N GRAFTON	MA	01536	65363	165
012.0-0000-0011.0	93 WESTBORO ROAD	GOMES DE OLIVEIRA, DANIEL		93 WESTBORO ROAD	N GRAFTON	MA	01536	66205	30
012.0-0000-0012.0	88 WESTBORO ROAD	EQUIPMENT CARE CENTER OF GRAFTON LLC		88 WESTBORO ROAD	N GRAFTON	MA	01536	37347	145
012.0-0000-0015.0	105 WESTBORO ROAD	BT-NEWYO, LLC		55 GLENLAKE PARKWAY, NE	ATLANTA	GA	30328	59694	226
012.0-0000-0015.B	83 WESTBORO ROAD	NEW ENGLAND POWER CO	PROPERTY TAX DEPARTMENT	40 SYLVAN ROAD	WALTHAM	MA	02451	4964	572
012.0-0000-0020.0	122 WESTBORO ROAD	MASS COMMONWEALTH OF	DMH / DMR	1 ASHBURTON PLACE	BOSTON	MA	02108	1730	248
012.0-0000-0021.0	120 WESTBORO ROAD	MASS COMMONWEALTH OF	DMH / DMR	1 ASHBURTON PLACE	BOSTON	MA	02108	1730	248
012.0-0000-0022.0	100 WESTBORO ROAD	D & F AFONSO BUILDERS INC		189 MAIN STREET TEST	MILFORD	MA	01757	34122	57
019.0-0000-0093.0	46 WATERVILLE STREET	GRAFTON TOWN OF	N GRAFTON ELEMENTARY SCHOOL	30 PROVIDENCE ROAD	GRAFTON	MA	01519	3762	127
020.0-0000-0023.0	81 EAST STREET REAR	GRAFTON TOWN OF	RECREATION 15 YR/ MUNICIPAL 30YR RESTRIK	30 PROVIDENCE ROAD	GRAFTON	MA	01519	28497	258
020.0-0000-0057.0	31 BROOKE STREET	D & F AFONSO BUILDERS INC		189 MAIN STREET TEST	MILFORD	MA	01757	34122	57
020.0-0000-0058.0	29 BROOKE STREET	D & F AFONSO BUILDERS INC		189 MAIN STREET TEST	MILFORD	MA	01757	34122	57
020.0-0000-0060.0	11 AUDRINA LANE	D & F AFONSO BUILDERS INC		189 MAIN STREET TEST	MILFORD	MA	01757	34122	57
020.0-0000-0061.0	9 AUDRINA LANE	D & F AFONSO BUILDERS INC		189 MAIN STREET TEST	MILFORD	MA	01757	34122	57
020.0-0000-0062.0	7 AUDRINA LANE	D & F AFONSO BUILDERS INC		189 MAIN STREET TEST	MILFORD	MA	01757	34122	57

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