



TOWN OF GRAFTON
 GRAFTON MEMORIAL MUNICIPAL CENTER
 30 PROVIDENCE ROAD
 GRAFTON, MASSACHUSETTS 01519
 (508) 839-5335 x1190 • FAX (508) 839-4602
 www.grafton-ma.gov

ZONING DETERMINATION

SITE INFORMATION

STREET AND NUMBER _____
 ASSESSOR'S MAP(S) _____
 LOT SIZE _____ FRONTAGE _____
 CURRENT USE _____
 PROPOSED USE _____

TO BE COMPLETED BY THE ZONING ENFORCEMENT OFFICER

The project is zoned (check all that apply)

- | | | | |
|--|--|--|--|
| <input type="checkbox"/> A- Agriculture | <input type="checkbox"/> R-MF Multi-Family Residential | <input type="checkbox"/> OLI Office/Light Industry | <input type="checkbox"/> VMU Village and Neighborhood Mixed Use District VMU |
| <input type="checkbox"/> R-20 Low Density Residential | <input type="checkbox"/> NB Neighborhood Business | <input type="checkbox"/> I Industrial | <input type="checkbox"/> NGTVOD North Grafton Transit Village Overlay District |
| <input type="checkbox"/> R-40 Medium Density Residential | <input type="checkbox"/> CB Community Business | <input type="checkbox"/> FP Flood Plain | |

Overlay Districts

- | | |
|---|---|
| <input type="checkbox"/> WSPO – Water Supply Protection Overlay District | <input type="checkbox"/> FSGOD – Fisherville Smart Growth Overlay District |
| <input type="checkbox"/> CDO – Campus Development Overlay District | <input type="checkbox"/> PDSOD – 43D Priority Development Overlay District |

The proposed use is:

- Permitted in the zone(s)
- Conditionally permitted in the zone(s)
- Not permitted in the zone(s)

The proposal must be heard by the following Board:

- Planning Board
 - _____ Special Permit
 - _____ Site Plan Approval Only
 - _____ Other _____
- Zoning Board of Appeals

Notes:

Zoning Enforcement Officer _____

Grafton Zoning By-Law Section 1.3.6.2 Any person aggrieved by reason of his inability to obtain a permit or enforcement action from the Inspector of Buildings or other administrative officer under the provisions of this By-Law, or any person including an officer or board of the Town, aggrieved by an order of decision of the Inspector of Buildings, or other administrative officer, in violation of the provisions of Chapter 40A of the General Laws or any provision of this By-Law, may file an appeal in accordance with the provisions of Chapter 40A of the General Laws.

59 MAPLE AVENUE

Location 59 MAPLE AVENUE

Mblu 129.0/ 0000/ 0012.0/ /

Acct# 1101290000000120

Owner MASON DAVID TRUSTEE

PBN

Assessment \$551,900

Appraisal \$551,900

PID 6781

Building Count 2

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2022	\$402,500	\$149,400	\$551,900

Assessment			
Valuation Year	Improvements	Land	Total
2022	\$402,500	\$149,400	\$551,900

Owner of Record

Owner	MASON DAVID TRUSTEE	Sale Price	\$180,000
Co-Owner	HILLTOP REALTY TRUST	Certificate	
Address	65 DEPOT STREET S GRAFTON, MA 01560	Book & Page	33280/43
		Sale Date	04/12/2004
		Instrument	1N

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
MASON DAVID TRUSTEE	\$180,000		33280/43	1N	04/12/2004

Building Information

Building 1 : Section 1

Year Built: 1920
Living Area: 1,739
Replacement Cost: \$226,199
Building Percent Good: 68

Replacement Cost \$153,800
 Less Depreciation:

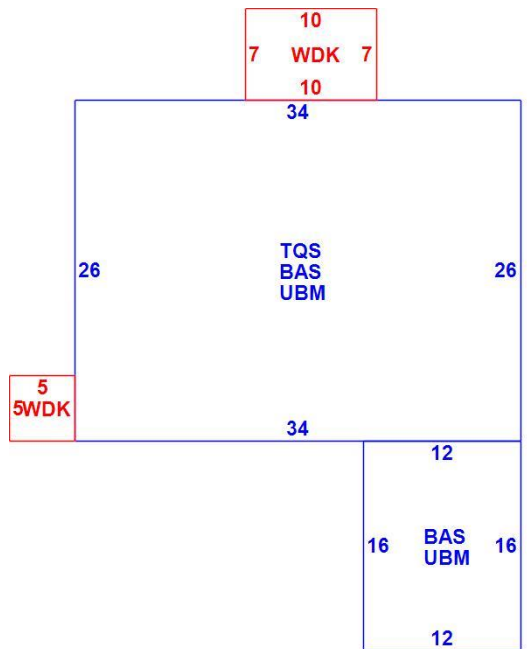
Building Attributes	
Field	Description
Style	Two Family
Model	Residential
Grade	Average
Stories	1.80
Occupancy	2
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Type	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Inlaid Sht Gds
Interior Floor 2	Carpet
Heat Fuel	Oil
Heat Type	Forced Air-Duc
AC Type	None
Bedroom(s)	2
Full Bath(s)	2
Half Bath(s)	2
Extra Fixture(s)	1
Total Rooms	9
Bathroom Quality	Modern
Kitchen Quality	Modern
Extra Kitchen(s)	0
Interior Condition	Average / Good
Exterior Condition	Average
Foundation	Stone
Bsmt Garage Cap	0
Gas Fireplaces	0
Stacks	
Fireplaces	
Basement Area	1076.00
Fin Bsmt Area	0
Fin Bsmt Grade	
Basement Type	Full
Fndtn Cndtn	
Basement	

Building Photo



(<https://images.vgsi.com/photos/GraftonMAPhotos//default.jpg>)

Building Layout



(ParcelSketch.ashx?pid=6781&bid=6781)

Building Sub-Areas (sq ft)			<u>Legend</u>
Code	Description	Gross Area	Living Area
BAS	First Floor	1,076	1,076
TQS	Three Qtr Sty	884	663
UBM	Unfin Bsmt	1,076	0
WDK	Wood Deck	95	0
		3,131	1,739

Building 2 : Section 1

Year Built: 1930
Living Area: 2,462
Replacement Cost: \$470,843
Building Percent Good: 51
Replacement Cost Less Depreciation: \$240,100

Building Attributes : Bldg 2 of 2

Field	Description
Style	Restaurant
Model	Commercial
Grade	Below Average
Stories	1.0
Num Units	1.00
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asph/F GlS/Cmp
Interior Wall 1	Typical
Interior Wall 2	
Interior Floor 1	Carpet
Interior Floor 2	
Heating Fuel	Typical
Heating Type	Package
AC Type	00
Use Type	Retail Store
Primary Bldg Use	Predom Comm C
Total Rooms	0
Placeholder	0
Lighting	Average
Bldg Class	D
Fir1 Occ	
Heat/AC	Typical
% Heated	100
Plumbing	Average
Ceilings	Paint
Rooms/Prtns	Average
Wall Height	8.00
Base Floor	1.00
# Overhead Doors	
Load Dock SF	

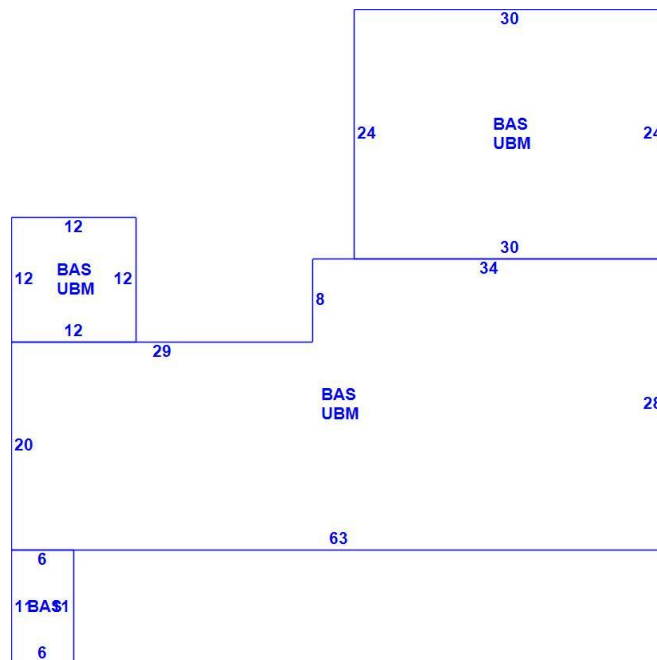
Building Photo



59 MAPLE AVENUE

(<https://images.vgsi.com/photos/GraftonMAPhotos//IMG0009/00090926.J>)

Building Layout



(ParcelSketch.aspx?pid=6781&bid=107671)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	2,462	2,462
UBM	Unfin Bsmnt	2,396	0
		4,858	2,462

Extra Features

Extra Features					<u>Legend</u>
Code	Description	Size	Value	Bldg #	
WDK	WOOD DECK	169.00 SF	\$2,000	2	

Land

Land Use

Use Code 0311
Description Predom Comm R
Zone R2
Neighborhood 24
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 0.88
Frontage
Depth
Assessed Value \$149,400
Appraised Value \$149,400

Outbuildings

Outbuildings						<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV1	PAVING-ASPHALT			4466.00 S.F.	\$6,400	1
SGN3	W/INT LIGHTS			4.00 S.F.&HGT	\$200	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2021	\$390,900	\$135,700	\$526,600
2020	\$368,500	\$135,700	\$504,200
2019	\$330,700	\$135,700	\$466,400

Assessment			
Valuation Year	Improvements	Land	Total
2021	\$390,900	\$135,700	\$526,600
2020	\$368,500	\$135,700	\$504,200
2019	\$330,700	\$135,700	\$466,400