



Zoning Board of Appeals  
30 Providence Road  
Grafton, MA 01519  
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E-mail: [koshivosk@graffton-ma.gov](mailto:koshivosk@graffton-ma.gov)  
Website: <http://graffton-ma.gov>

2023 MAY 10 AM 9:45  
RECEIVED TOWN CLERK  
GRAFFTON, MA

## Decision of the Board of Appeals

Case Number: ZB-893

**JAMES VERNEY**

requesting that the Zoning Board of Appeals grants a

### Special Permit

**TO ALLOW THE ADDITION OF A 2ND STORY ADDITION TO A PRE-EXISTING, NON-CONFORMING STRUCTURE. WHERE THE CURRENT SIDE SETBACK IS .1' AND .01' FROM THE LEFT SIDE SETBACK. THE ADDITION WILL BE CONTAINED WITHIN THE CURRENT FOOTPRINT. BOOK: 58677 PAGE: 332**

At their duly held meeting **4/27/2023** the Zoning Board of Appeals took the following action  
The following motion was made by **MR. MCCUSKER** and seconded by **MR. YEOMANS**  
That the Zoning Board of Appeals grant the **Special Permit**  
for the **THE 2ND STORY ADDITION**

to **JAMES VERNEY** at **157 PLEASANT STREET**

**TO ALLOW THE ADDITION OF A 2ND STORY ADDITION TO A PRE-EXISTING, NON-CONFORMING STRUCTURE AS DEPICTED IN EX. A, ATTACHED.**

**Findings**

F1. THE STRUTURE WAS BUILT IN 1955.

**Findings**

F2. THE PARCEL IS LOCATED IN THE R20 ZONING DISTRICT.

**Findings**

F3. THE R20 ZONE REQUIRES 125 FEET OF FRONTAGE.

**Findings**

F4. THE LOT HAS 28.01 FEET OF FRONTAGE.

**Findings**

F5. THE R20 ZONE REQUIRES A 15' SIDE YARD SETVACK AND THE STRUCTURE IS LOCATED .01' FEET OFF THE SIDE LOT LINE.

**Findings**

BASED ON FINDINGS F1 - F5 THE CURRENT STRUCTURE IS A PRE-EXISTING, NON-CONFORMING STRUCTURE.

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**Findings**

F6. THE CURRENT USE IS A SINGLE FAMILY RESIDENCE.

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**Findings**

F7. THE NEIGHBORHOOD CONSISTS OF PRIMARILY RESIDENCES.

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**Findings**

F8. THE PROPOSED USE IS A SINGLE FAMILY RESIDENCE.

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**Findings**

BASED IN FINDINGS F6 - F8, THE PROPOSED ADDITION IS NOT MORE DETRIMENTAL TO THE NEIGHBORHOOD.

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**Findings**

F9. THE LOT IS IN THE WATER SUPPLY PROTECTION OVERLAY DISTRICT.

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**Findings**

F10. THE CHANGE WILL RESULT IN A 14.49% INCREASE ABOVE WHAT WAS EXISTING ON THE SITE AS OF THE DATE OF ENACTMENT OF THE WSPOD (1989),

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**Findings**

BASED ON FINDING F9-10, THE PROPOSED CHANGE IS WITHIN THE 50% INCREASE ALLOWED IN THE WSPOD AND WILL NOT BE MORE DETRIMENTAL TO THE SUPPLY AND QUALITY OF THE GROUNDWATER THAN THE EXISTING USE.

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**On a roll-call vote:**

Chairman:	Yes	Member 2:	Yes
Vice Chairman:	Yes	Alternate 1:	Present at Hearing
Clerk:	Yes	Alternate 2:	Present at Hearing
Member 1:	Yes		

5-YES MOTION PASSED

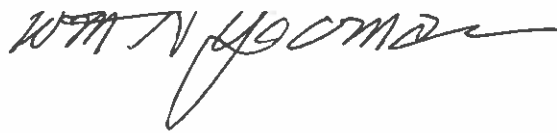
**Motion: Granted**

**Zoning Board Membership**

<b>Chairman</b>	BRIAN WALLER	
<b>Vice Chairman</b>	WILLIAM MCCUSKER	
<b>Clerk</b>	KAY REED	
<b>Member 1</b>	PETER ADAMS	

**Member 2**

WILLIAM YEOMANS



**Alternate Member 1**

**Alternate Member 2** MITALI BISWAS

A complete file of this case (Case # **ZB-893** is on file with the Town Clerk.)

This decision is final except that any person who may be aggrieved by this decision has the right to appeal to the Superior Court in accordance with the provisions G.L. c. 40A.

**BLACKSTONE VALLEY  
MAPPING & CONSULTING**  
www.blackstonevalleymapping.com

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blackstone.valley.mapping@gmail.com

ZONING: R20  
WATER SUPPLY PROTECTION OVERLAY  
AREA: 20,000 SF  
FRONTAGE: 125'  
SETBACKS: FRONT - 30'  
SIDE - 15' REAR - 15'  
MAXIMUM IMPERVIOUS AREA: 25%  
EXISTING IMPERVIOUS AREA PRIOR TO 2018: 9,022 SF = 2.9%  
EXISTING IMPERVIOUS AREA AFTER 2018 ADDITION: 9,478 SF = 3.0%  
EXISTING IMPERVIOUS AREA 2023: 9,478 SF = 3.0%  
**PROPOSED IMPERVIOUS AREA: 10,362 SF = 3.3% (14.9% TOTAL INCREASE)**

NOTES:  
1.) SEPTIC LOCATION AND WETLANDS LOCATION TAKEN FROM SITE PLAN PROVIDED BY GREEN HILL ENGINEERING.  
2.) TOWN WATER.  
3.) SECOND FLOOR ADDITION WITH ITS INCREASED HEIGHT, DOES NOT MEET THE REQUIRED MINIMUM SETBACKS, BUT IS CONTAINED WITHIN THE EXISTING BUILDING FOOTPRINT.

7/21/23  
Ex. A 4/27/23

PLEASANT STREET  
N21°03'00"E  
28.01'

R.O.W. 16' WIDE  
S70°57'00"E  
320.16'  
N72°50'00"W  
N/F KENYON  
N/F CARDOZA 407.85'

N/F PADILLA  
N/F POWERS  
N23°33'00"E  
464.60'

N/F HARRIS  
S71°22'16"E  
547.60'

EXISTING HOUSE & PROPOSED 2ND FLOOR ADDITION  
#157  
DECK  
PORCH  
PROPOSED 2ND FLOOR ADDITION  
ABANDONED WELL  
PAVED DRIVE  
REQUIRED SETBACKS  
0.1'  
0.01'40.4'27.2'55.2'35.4'407.2'211.2'58.20'N15°45'00"E

PARCEL A  
7.17 ACRES±  
PLAN BOOK 766, PLAN 91

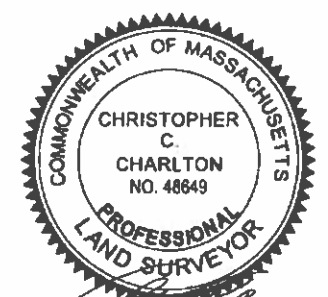
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APR 27 2023  
Zoning Board of Appeals

OWNERS:  
JAMES F. & KAYLA M. VERNEY

REFERENCES:  
D.B. 58677, PG. 332  
P.B. 766, PL. 91

CERTIFIED PLOT PLAN

LOCATED AT  
157 PLEASANT STREET  
ASSESSORS PARCEL # 110/105.000000017.0  
GRAFTON, MA  
WORCESTER COUNTY  
CONTINENTAL LAND SURVEY, LLC  
105 BEAVER STREET, FRANKLIN, MA  
(508) 528 - 2528  
SCALE: 1"=60' FEBRUARY 14, 2023  
REVISED: APRIL 26, 2023



CHRISTOPHER C. CHARLTON, PLS



RECEIVED TOWN CLERK  
GRAFTON, MA  
2023 APR 27 AM 10:54

IP FND  
IP FND  
SBDH FND  
N72°00'00"W  
239.58'

VEGETATED WETLANDS

N/F TOWN OF GRAFTON