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RECEIVED TOWN CLERK
GRAFTON, MA

**PETITION TO THE ZONING BOARD OF APPEALS
TOWN OF GRAFTON, MASSACHUSETTS**

DATE: April 4, 2023

I/We hereby petition your Board to conduct a public hearing and consider the granting of relief from under hardship resulting from literal enforcement of the protective Zoning Bylaw, by exercising your power to:

(Mark one)

Review refusal of Selectman or others to grant a permit or enforce the zoning by-laws.

Grant a **VARIANCE** from the terms of the Zoning Bylaw, SECTION _____.

Grant a **SPECIAL PERMIT** for a specific use which is subject to the approval of your Board.

FOR LAND/BUILDINGS AT 145 Millbury Street

TO ALLOW:

the addition of an 8'3" deck of the Rear of a pre-existing, non-conforming structure. where the deck will be 7' from the side lot line and 15' is required.

Please complete this entire section:

Location of property: Tax Plan # 80 Plot # 14

Zoning District in which the property is located: R40

Title of Property in name of: Mark & Kelly Benoit

Whose address is: 145 Millbury Street

Deed recorded in: Book # _____, Page# _____

Plan Book # _____, Plan # _____

Signature of Petitioner: Mark Benoit Kelly Benoit

Print Name Mr. Mark & Ms. Kelly Benoit

Address of Petitioner: 145 Millbury Street

Phone Number of Petitioner: 508-277-9957

Email Address of Petitioner: Kelly Benoit <kbenoit78@gmail.com>

**PLAN SHOWING PROPOSED ADDITION
PREPARED FOR
MARK BENOIT
145 MILLBURY STREET
GRAFTON, MASSACHUSETTS
DECEMBER 16, 2022
SCALE: 1 INCH = 50 FEET**

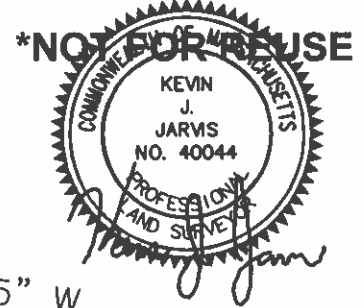
**JARVIS LAND SURVEY, INC
29 GRAFTON CIRCLE
SHREWSBURY, MA 01545
TEL. (508) 842-8087
FAX. (508) 842-0661
KEVIN@JARVISLANDSURVEY.COM**

* THE SURVEYOR RETAINS COPYRIGHT TO THE PLAN OF SURVEY, AND RE-USE OF THIS PLAN IS NOT ALLOWED WITHOUT PERMISSION FROM THE SURVEYOR.

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2. **THIS PLAN HAS NOT BEEN PREPARED FOR RECORDING PURPOSES.**
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**ASSESSORS MAP 80
LOT 14**

12-16-2022



We certify that the building(s) are not in the Special Flood Hazard Area as shown on the Hud Federal Insurance. Map #25027C0828E Dated:07/04/2011

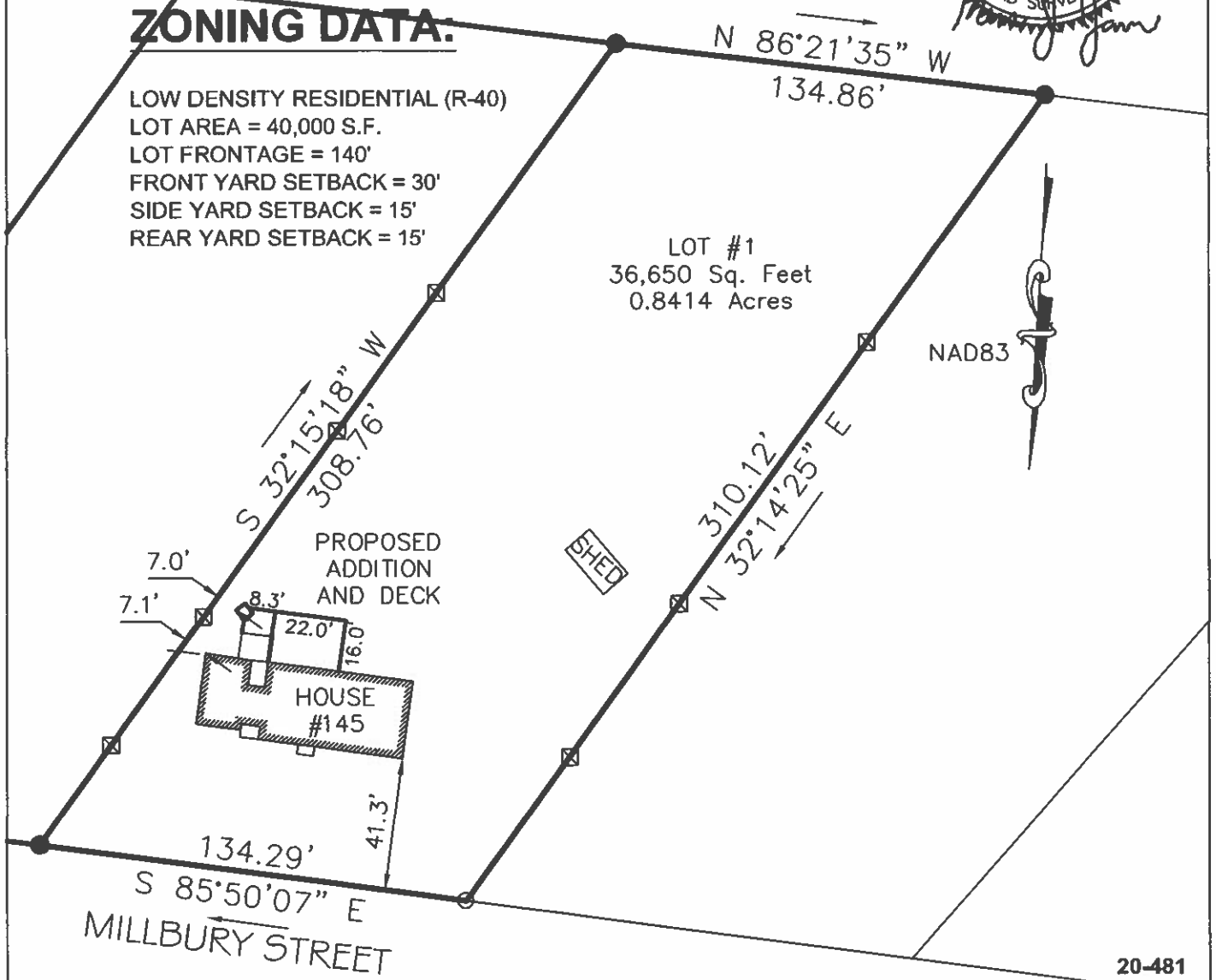
Flood Hazard Zone has been determined by scale and is not necessarily accurate.

ZONING DATA:

LOW DENSITY RESIDENTIAL (R-40)
LOT AREA = 40,000 S.F.
LOT FRONTAGE = 140'
FRONT YARD SETBACK = 30'
SIDE YARD SETBACK = 15'
REAR YARD SETBACK = 15'

LOT #1
36,650 Sq. Feet
0.8414 Acres

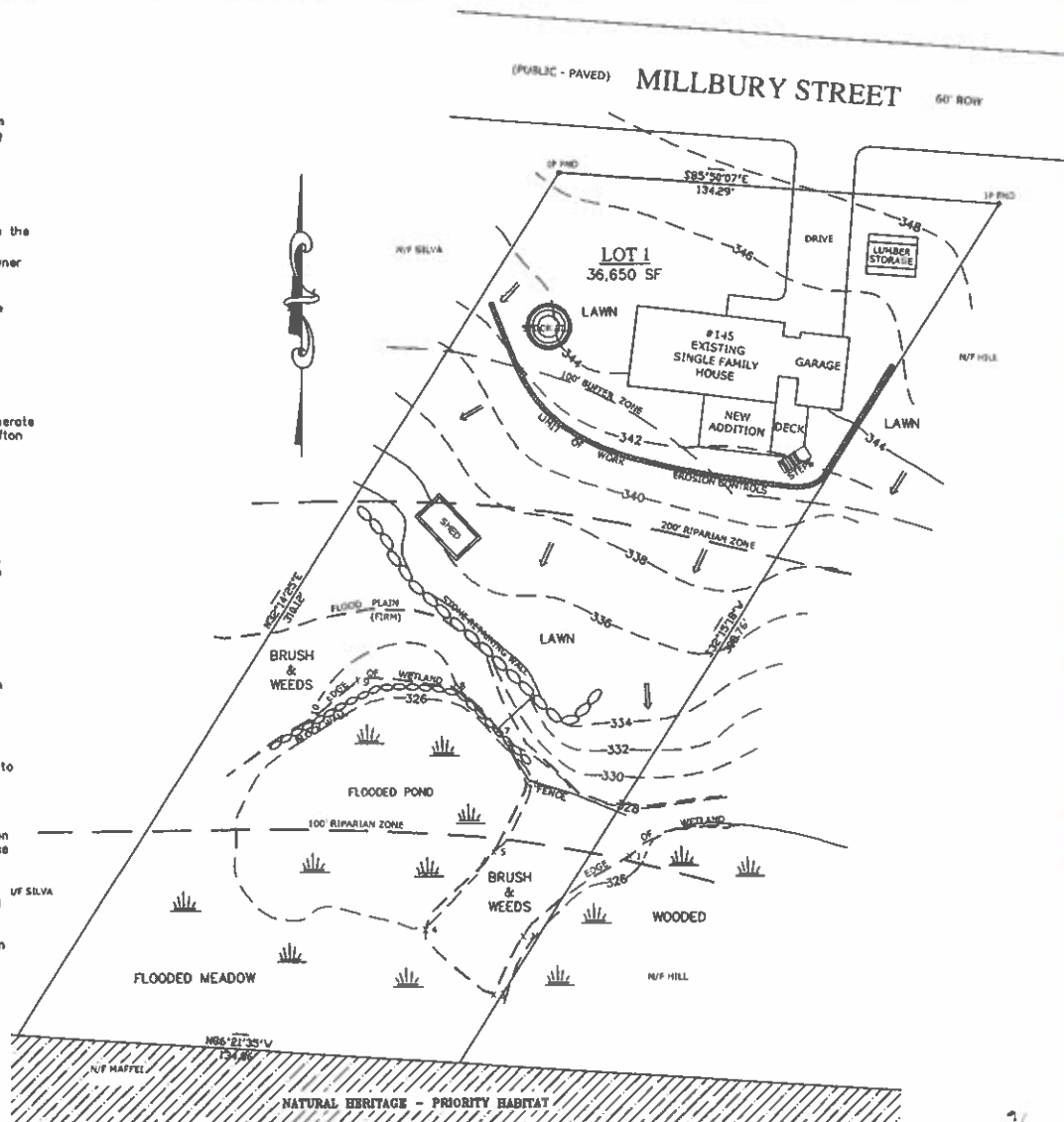
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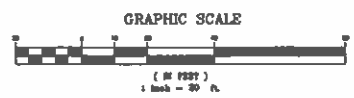
CONSTRUCTION SEQUENCE & EROSION CONTROLS
145 MILLBURY STREET, GRAFTON, MASSACHUSETTS

The following is a list of the proposed construction sequence and erosion controls for the development of the proposed house addition & landscaping by Mark & Kelly Benoit, 145 Millbury Street, Grafton, Massachusetts.

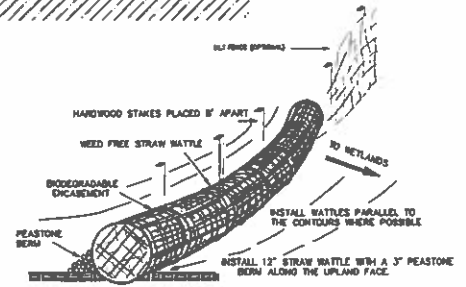
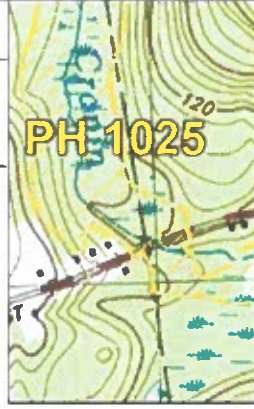
1. The contractor and all sub-contractors are to be made aware of the conditions for work in the Wetland Buffer Zone as granted by the Grafton Conservation Commission and its regulations applicable to this project.
2. Staked straw wattles and silt fences are to be installed where shown on the site plans. Prior to construction, the installed erosion controls are to be inspected by the Commission and or it's Agent. The contractor and the owner are responsible for the proper maintenance of the erosion controls and to identify and correct all sources of erosion. Extra straw wattles are to be stored on site in order to quickly repair erosion prone areas. The silt fence is to be staked every 6 to 8 feet.
3. Rough grading and earth removal are to be confined to areas as shown on the site plan for the development of the proposed house addition. Construction materials are to be stockpiled behind the straw wattles in a manner that will not impact the adjacent wetland resource area.
4. At no time should heavy equipment cross the straw wattle barrier or operate within the bordering vegetated wetlands without authorization from the Grafton Conservation Commission. All testing and maintenance of construction equipment is to be done outside of the buffer zone areas.
5. Temporary stabilization of disturbed areas is to limit erosion toward the wetland areas. All trenches are to be filled on a daily basis with special care taken to avoid routing rainfall toward the adjacent wetlands.
6. The contractor is to use proper judgment relative to construction practices during adverse weather conditions or periods of high groundwater. No work is to be performed within the stream crossing while the stream is flowing or during periods of heavy rainfall.
7. Periodic maintenance of the erosion control structures is required in order to insure the proper protection of the resource areas. All erosion control barriers are to be inspected and maintained after every rainfall of more than 1/2 inch of rain during a twenty four hour period.
8. All graded areas are to be loamed with 4" of loam and seeded as soon as possible in order to insure the rapid stabilization of the erosion prone areas. A conservation grass seed mixture of 30% Annual Ryegrass, 30% Chewings Fescue and 40% Creeping Red Fescue is recommended.
9. The staked straw wattles are to remain in place for at least one full growing season. Periodic inspections of these erosion control structures is to continue during this phase of vegetation stabilization. In areas where silt fences have been installed, they are to be removed once the slopes have been stabilized in order to promote migration of local amphibious species.
10. During periods of heavy rainfall, it will be expected to experience erosion of the unstabilized slopes. Immediate attention to the maintenance of these eroded areas will further insure the successful stabilization of the exposed slopes while limiting the impacts to the buffer zone.
11. Periodic inspections of the entire construction site are to be performed by a competent representative who will insure the adherence to the regulations as set forth in 310 CMR 10.00. The contractor is to allow unimpeded access to the jurisdictional areas by all members of the Grafton Conservation Commission (with 24 hr. time notification) in order that they may view the construction procedures. No unauthorized individuals are to enter the construction area without the expressed consent of the owner.
12. No excavated slopes are to remain exposed for more than 15 days. All excavated slopes are to be loamed and seeded as soon as possible in order to properly stabilize the vegetated areas.



SITE PLAN



DATUM:
 NAD83
 NAVD88



STRAW WATTLES & SILT FENCE DETAIL

NORMAN
 LAN
 North G

DESIGNED BY: R. & Murphy
 SCALE: 1" = 30'
 Robert G. Murphy & Associates, Inc.
 ENVIRONMENTAL CONSULTANTS

MARK
 145 MILLBURY
 DIVISION: ADD'D WETLAND FLAGG 2/04

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND ELECTRICAL CODES. 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND ELECTRICAL CODES. 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND ELECTRICAL CODES.

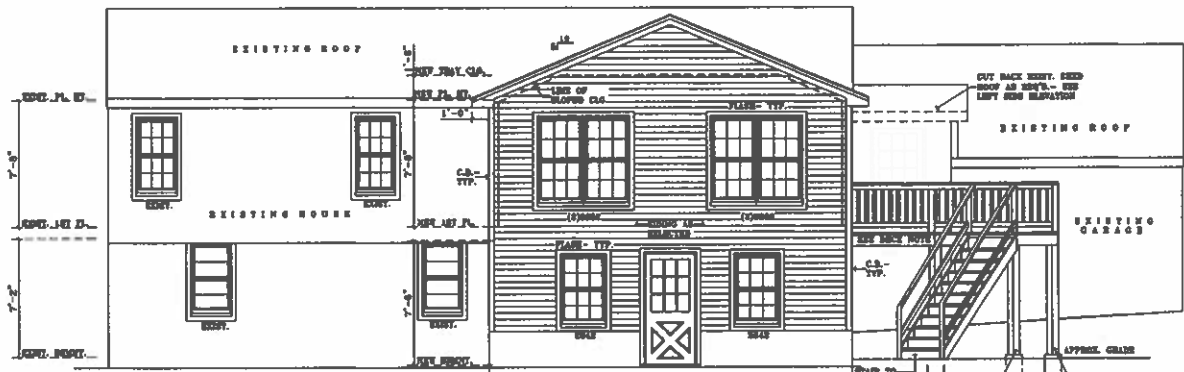
BUILDING DATA	
CONSTRUCTION TYPE	4-B
USE GROUP	R-1
OCCUPANCY LOADING	6
FLOOR AREA	1,000 S.F.

- DESIGN WIND LOAD 60 PSF
- DESIGN GROUND SNOW L
- DESIGN FLOOR LOAD FOR
- DESIGN FLOOR LOAD FOR
- DESIGN LIVE LOAD IS 1

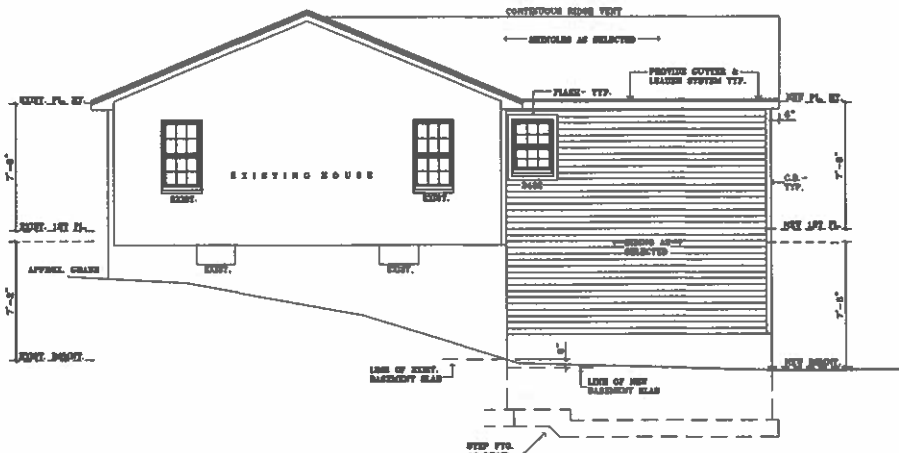
ROOFING:
 MAX. SLOPE 1/4"
 MAX. BALANCE
 MAX. BALANCE
 SHALL NOT HAVE
 PARALLEL OF A 2

FRAMING:
 ALL LATHING TO
 5/8" S.P.C. SPACED
 AS PER
 INTERMEDIATE OF
 FLOORING SET IN
 ON EXISTING SOI

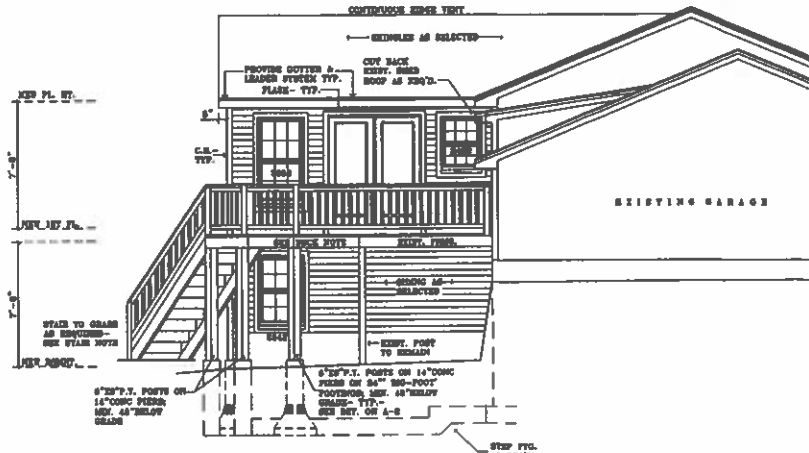
THE INFORMATION
 CONTAINED HEREIN IS
 FOR GENERAL INFORMATION
 ONLY. IT IS NOT TO BE
 USED AS A BASIS FOR
 DESIGN OR CONSTRUCTION
 WITHOUT THE ASSISTANCE
 OF A LICENSED PROFESSIONAL
 ENGINEER OR ARCHITECT.
 THE INFORMATION IS NOT
 TO BE USED FOR ANY OTHER
 PURPOSES WITHOUT THE
 WRITTEN CONSENT OF THE
 ENGINEER OR ARCHITECT.
 THE ENGINEER OR ARCHITECT
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 DAMAGES OF ANY KIND
 ARISING FROM THE USE OF
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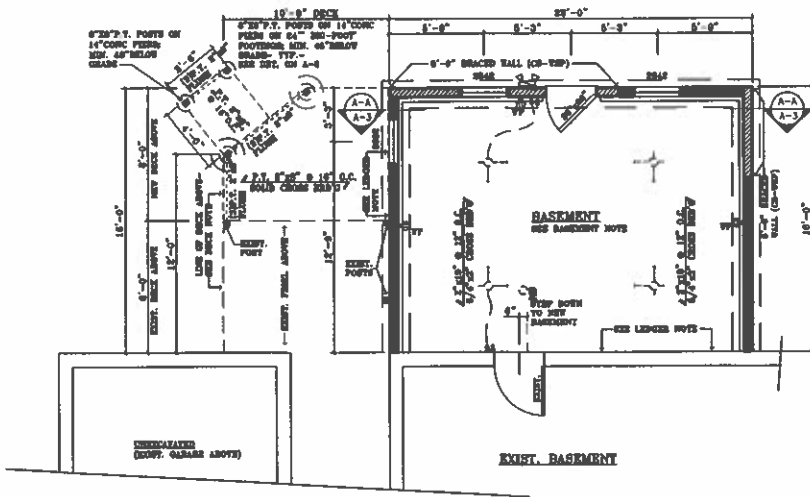
REAR ELEVATION
SCALE 1/8"=1'-0"



RIGHT SIDE ELEVATION
SCALE 1/8"=1'-0"

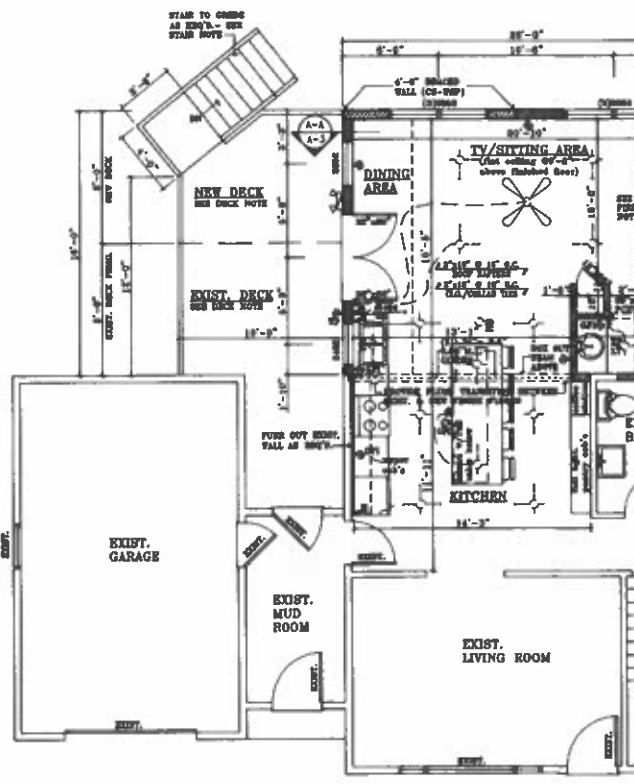


LEFT SIDE ELEVATION
SCALE 1/8"=1'-0"



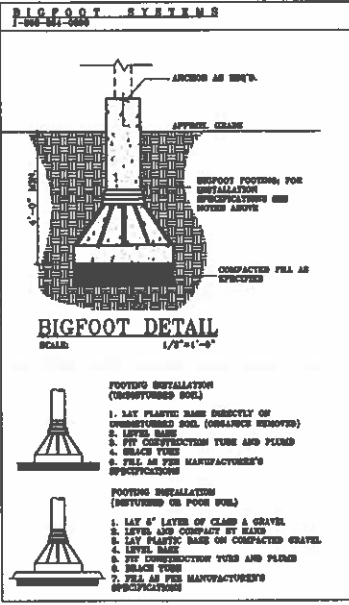
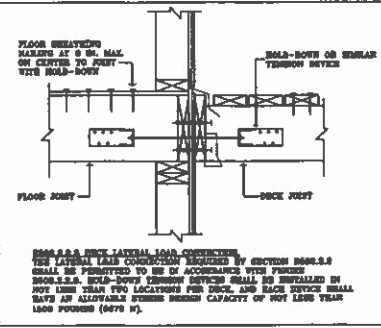
BASEMENT/ FOUNDATION PLAN
SCALE: 1/4"=1'-0"

- DOOR STAIRS:** STAIRS - CLEAR DOOR VOUS 5/4" x 14" MINIMUM. VTS 3/4" MINIMUM EFFECTIVE WIDTH. TREADS - MINIMUM 1" MINIMUM FLAT (" POSING. BANNISTER STAIRS MAY BE OF SOFT WOOD. MINUS CLEAR DOOR VOUS 1/4" MINIMUM. HAND RAILS - EACH SIDE OF STAIRS AND GALLERIES 34" HIGH FROM FINISH OF FLOORING. BALUSTERS @ MINIMUM 4 5/8" O.C. GAST ONE BALUSTER ON STAIRS LESS THAN 34" WIDE. BRICK OR MARBLE SURFACE TO STAIRS SHALL BEY HAVE OPENINGS THAT ALLOW PASSAGE OF A SPHERE 4" IN DIAMETER.
- BARRIERS:** 4" CONC. SLAB W/ 60# 10/10 U.S.M. ON 4" CRACKED STONE 10 MIN. FIBER GLASS BARRIER 10-20 INSULATION IN FLOOR DOUBLE JOISTS @ PARTITIONS ABOVE TYP.
- STAIR NOTCH:** "HALL DOOR 3/4" x 4" AND MIN. TREAD 3" "HALL DOOR 30" HIGH "HALL BARRIER SPACE 4 3/8" "SEC. BAR/VALUETTES BEHIND AS SELECTED. "SIDE OR LEADING SUBJECT TO STAIRS SHALL BEY HAVE OPENINGS THAT ALLOW PASSAGE OF A SPHERE 4" IN DIAMETER.
- DECK NOTCH:** ALL LEADERS TO BE PROVIDED TREATED 2"x4" BUCKING 1/2" x 1/4" SPACERS. RAKE JOIST BALKETTES SPACING AS PER CODE. BAL DESIGN AS SELECTED BY OTHER PROVIDER SHALL BE SHOWN AS PER TYP. INTERMEDIATE STAIRS AND VOUS OF STAIRS. PROVIDE NEW DECKING, RAILS & POSTS AS SHOWN ON EXISTING DECK FRAMING.
- LEADER NOTCH:** 2"x4" x 2"x4" P.S. LEADER (LEADER LOCK ANCHORS INTO EXISTING/ NEW SUB. PROVIDE (3) 5/4"x1/2" LANS 6" FROM TOP & BOTTOM OF LEADER. SPACES 12" O.C. HORIZONTALLY BETWEEN LEADERS- SEE LATERAL LOAD CONNECTION DETAIL OF A-1.
- RAIL FLOORPLACE NOTCH:** OWNER TO SUPPLY MANUFACTURERS CUT SHEETS, E.L. CERTIFICATION & INSTALLATION INSTRUCTIONS TO THE BUILDING DEPARTMENT.



FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

- ELECTRICAL SYMBOLS**
- SINGLE POLE SWITCH
 - THREE POLE SWITCH
 - FOUR POLE SWITCH
 - BROKER SWITCH
 - SUPPLY OUTLET
 - WATER PROOF OUTLET
 - CHILING LIGHT FIXTURE
 - WATER PROOF LIGHT FIXTURE
 - FULL CEILING
 - CHILING LIGHT FIXTURE W/ EXHAUST FAN
 - SMOKE DETECTOR
 - HEAT DETECTOR
 - CARBON MONOXIDE DETECTOR
 - SMOKE DETECTOR AND SMOKE COBOD DETECTOR COMBO
 - REINFORCING LIGHT
 - CHILING FAN W/ LIGHT FIXTURE
- SMOKE DETECTOR NOTE:**
-ALL SMOKE DETECTORS TO BE INSTALLED TO PROVIDE A MULTISTAGE ALARM.
-SMOKE DETECTORS SHALL BE 110 VOLT, WITH A BATTERY BACKUP TYP.



- PARTITION LEGEND:**
- EXISTING CONSTRUCTION
 - NEW CONSTRUCTION 10" CONC.
 - NEW CONSTRUCTION 22 @ 16" O.C.
 - SCREEN WALL 22 @ 16" O.C.

NOTE:
- VERIFY REIN. & HANGERS SELECTED FROM A TYPICAL APPROVED CATALOG AND SHEET.
- TROOPS THAT ARE GREATER THAN 10' ABOVE CEILING MUST HAVE FALL PROTECTION DEVICES (D-HILS).
- DOUBLE JOISTS AT ALL PARTITIONS ABOVE TYPICAL
- ONE BRIDGE MEMBER FOR EACH STAIRS BEYB ABOVE TROOPS & ROSES AS REQUIRED.
- ALL ELECTRICAL LOCATIONS ARE APPROVED, CODE AND OWNER TO DETERMINE FINAL LOCATIONS.
- ALL PERIMETER WALLS ARE TO BE 2"x4" FRAMING TYP.
- CONTRACTOR IS TO FIELD VERIFY ALL CONDITIONS PER TO CORRECTNESS OF WORK. ANY DISCREPANCIES OR QUESTIONS SHOULD BE IMMEDIATELY TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.

- SMOKE DETECTORS ARE REQUIRED AS FOLLOWS:**
- ONE SMOKE DETECTOR IN THE BARRIERS END OF EACH BARRIERS FOOT OF THE BARRIERS.
 - ONE SMOKE DETECTOR AT THE BASE OF ALL STAIRS TO ADJACENT OCCUPIED FLOOR.
 - ONE SMOKE DETECTOR AT THE BASE OF ALL STAIRS TO UNOCCUPIED FLOOR.
 - ONE SMOKE DETECTOR OUTSIDE OF EACH SEPARATE SLEEPING AREA.
 - ONE SMOKE DETECTOR OUTSIDE EVERY SLEEPING AREA.
 - A MINIMUM OF ONE SMOKE DETECTOR MUST BE INSTALLED FOR EVERY 1,500 SQUARE FEET OF AREA OR PART THEREOF.
 - 110V BE BARRIERS AND INTERCONNECTED SMOKE DETECTOR WITH BATTERY BACKUP.
 - ALL SMOKE DETECTOR MUST BE PHOTOVOLTAIC.
- CARBON MONOXIDE ALARMS ARE REQUIRED AS FOLLOWS:**
- OF EVERY LEVEL OF THE BARRIERS, INCLUDING BARRIERS AND BARRIERS PORTIONS OF ATTIC AND MUST BE LOCATED WITHIN 15 FEET OF EACH BARRIERS ROOM.
 - NO PORTION SHALL BE FEET FROM ANY BARRIERS ROOM.
 - CONSTRUCTION ALARMS (PHOTOVOLTAIC) CODES AND CLASSIFIED MARKING ALARMS) MAY BE USED.
 - 110V BE BARRIERS AND INTERCONNECTED WITH BATTERY BACKUP. ONLY BE INSTALLED WITH FROM THE EXISTING SMOKE DETECTOR SYSTEMS.

- SMOKE DETECTOR NOTE:**
- ALL SMOKE DETECTORS TO BE INSTALLED TO PROVIDE A MULTISTAGE ALARM.
- SMOKE DETECTOR SHALL BE 110 VOLT, WITH A BATTERY BACKUP TYP.
- SMOKE DETECTOR SHALL BEY BE INSTALLED WITHIN 10' RADIANTIAL PATH FROM THE FOLLOWING LOCATIONS:
1. A DOOR TO A BARRIERS OUTSIDE OR BARRIERS ON THE
2. SMOKE DETECTOR OF A POORER AIR EXHAUST OR EXHAUST CHANNEL
3. FROM THE TOP OF THE SLABS OF A CONCRETE- SUPPORTED (PUMPS) RAIL.
- SMOKE DETECTOR INSTALLED WITHIN 6' OF BARRIERS PART OF A COVERED APPLANCE SHALL BE EQUIPPED WITH AN ALARM-RELEASING MEANS GO ON BY THE PHOTOVOLTAIC TYP.
RAIL CONNECTION NOTE:
- RAIL CONNECTIONS TO BE INSTALLED TO BE LOCATED IN BARRIERS, IN THE EVENT OF A SECOND STAGE UNIT LOCATED IN THE ATTIC, FRAMING MUST BE APPROPRIATE FOR THE ADDITIONAL EQUIPMENT LOADS.
DOOR NOTCH:
- ANY DOOR SUPPLIED TO BE CODED AND C.F.M.-ING RECEPTIONS.

CONSTRUCTION SPECIFICATIONS (WHERE APPLICABLE)

GENERAL CONDITIONS

- 1.) THESE ARE BIDDERS PLANS. THE FOLLOWING, UNLESS PROVIDED FOR IN THESE DRAWINGS, ARE TO BE FURNISHED BY OTHERS:
- A.) SITE GRADING, SOIL BEARING CAPACITY, DRAINAGE, UTILITIES, BUILDING LOCATION AND CONSTRUCTION OUTSIDE OF BUILDING PROPER INCLUDING LANDSCAPING.
- B.) SELECTION OF MATERIALS, FINISHES, CARPENTRY, AND HARDWARE.
- C.) DESIGN OF HEATING, PLUMBING, AND ELECTRICAL PLANS AND THE COORDINATION OF THEM IN CONSTRUCTION.
- 2.) THE ARCHITECT WILL NOT BE RESPONSIBLE WHERE CONSTRUCTION DEVIATES FROM THESE DRAWINGS OR WRITTEN RECOMMENDATIONS.
- 3.) CONSTRUCTION SHALL CONFORM TO ALL LOCAL BUILDING CODES AND ORDINANCES HAVING JURISDICTION. WHERE CONFLICTS OCCUR WITH CODES, CODE REQUIREMENTS SHALL TAKE PRECEDENCE.

FOUNDATION

- 1.) REMOVE ALL TOP SOIL RUBBISH AND OTHER DISTURBED MATERIAL FROM EXIST BUILDING AREA BEFORE BEGINNING WORK.
- 2.) PLACE ALL DEEP FRAES UNDER SLABS IN 8" LAYERS, COMPACTED TO 95% MINIMUM A.A.S.H.O. DENSITY.
- 3.) EXTERIOR FOOTINGS SHALL BE 4'-0" MIN. BELOW FINISHED GRADES OR DEEPER IF REQUIRED BY CODE.
- 4.) FOOTINGS SHALL BE MIN. 4" EACH SIDE OF WALL ABOVE AND MIN. 8" DEEP, AND 6" TO WIDTH OF FOOTINGS ARE NOT FORMED. CEMENT = 4" EACH SIDE AND 18" DEEP.
- 5.) WHERE FOOTINGS ARE STEPPED, FOOTINGS SHALL NOT SLOPE MORE THAN ONE FOOT VERTICALLY FOR EACH TWO FOOT HORIZONTALY.
- 6.) FOOTINGS ARE DESIGNED FOR AND SHALL BEAR ON FIRM UNDISTURBED EARTH HAVING 4800 P.S.F. BEARING CAPACITY.
- 7.) JOINTS IN EXTERIOR WALLS ON 4" POORISH FILL. PROVIDE VAPOR BARRIER OF MIN. 9 MIL. PROVIDE MIN. 6"x8" 10/10 WTM.
- 8.) JOINTS SHALL BE 2800 P.S.I. STRENGTH AGGREGATE READY MIX FOR FOOTING, AND 3000 P.S.I. OR GREATER FOR SLABS.

MASONRY

- 1.) JOINTS IN FOUNDATION WALLS OF POURED CONCRETE OR LIGHT WEIGHT CONCRETE BLOCK, Laid UP IN RUNNING BOND WITH BOTTOM COURSE FILLED SOLID AND A 4" MIN. SOLID CAP BLOCK UNDER FRAMING MEMBERS. (CONCRETE BLOCK WITH 1600 P.S.I. COMPRESSIVE STRENGTH MAY BE USED IN RESIDENTIAL CONSTRUCTION.)

2.) FOUNDATION DEPTH

FOUNDATION MAX. CONNECTION	TYPE	MAX. MIN. BLOW BLOW			
		FRAMING	MASONRY	MASONRY	MASONRY
BELL	8"	1'-0"	1'-0"	1'-0"	1'-0"
	12"	1'-0"	1'-0"	1'-0"	1'-0"

- 3.) BRAMPTON HOLLOW BLOCK WALLS WITH 1/2" PORTLAND CEMENT FARGING, APPLIED TO EXTERIOR FROM COPS TO CAP. APPLY STYRENOUS DAMPROOFING OVER FARGING BELOW GRADE.
- 4.) PROVIDE 1/2" X 1'-0" ANCHOR BOLTS AT 6'-0" (MAX.) O.C. FOR WOOD SILL. PROVIDE BOLTS VITTED 54" (MAX.) OF ALL CORNERS. SEE M.L. STATE SUPPLEMENT BUILDING CODE TO THE 2016 I.R.C., SECTION 603.1.A.
- 5.) PROVIDE 6" SOLID BRICK MASONRY UNDER CHIMNEY ENDS.
- 6.) INSTALL FIRE CLAY FLOOR LINING AND VENEER IN ALL MASONRY CHIMNEYS AS FOLLOWS:
 - A.) FOR HEATING USED SIZES AS RECOMMENDED BY MANUFACTURER.
 - B.) FOR FIREPLACE SIZES AS RECOMMENDED BY MANUFACTURER FOR FIREPLACE DIMENSIONS EXIST.
 - C.) PREFABRICATED FIRE PLACE AND CHIMNEY FLUES SHALL BE INSTALLED AS PER MANUFACTURER'S WRITTEN SPECIFICATIONS.
- 7.) BRICK VENEER SHALL BEAR ON 18" BLOCK FOUNDATIONS WITH SEMI-SOLID BLOCK UNDER FIRST COURSE OF BRICK. PROVIDE FLASHING WITH VENT HOLES AT 6'-0" O.C.
- 8.) ANCHOR BRICK VENEER TO MASONRY BACK UP ON WOOD FRAMING WITH GALVANIZED STEEL TIES SPACED 24" HORIZONTALY AND 16" VERTICALLY.
- 9.) LINTELS - ONE ANGLE FOR EACH FOUR INCHES OF MASONRY OVER ALL OPENINGS AND RECESSES AS FOLLOWS:
 - 0'-0" TO 4'-0" USE 3 1/2" X 3 1/2" X 5/16"
 - 4'-0" TO 6'-0" USE 4" X 3 1/2" X 5/16"
 - 6'-0" TO 8'-0" USE 5" X 3 1/2" X 5/16"
 - 8'-0" TO 10'-0" USE 6" X 3 1/2" X 5/16"
 LINTELS SHALL BEAR 5" MIN. EACH END.
- 10.) PROVIDE 3/8" GALVANIZED JOINT BETWEEN WINDOW OR DOOR SILL AND MASONRY SILL.

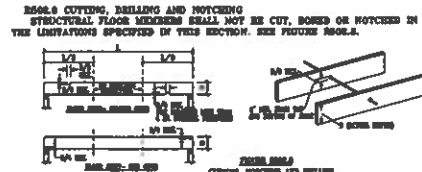
CARPENTRY

- 1.) LUMBER AND IT'S FASTENINGS SHALL CONFORM TO THE "WOOD FRAME CONSTRUCTION MANUAL" (WFCM) DEVELOPED BY THE AMERICAN WOOD COUNCIL (AWC) AS REFERENCED IN 2016 I.R.C.
- 2.) STRUCTURAL LUMBER SIZES ARE BASED ON SPRUCE P.F. #6 OR BETTER WITH A FIBER STRESS OF 1150 PSI AND AN "E" OF 1,400,000.
- 3.) ANCHOR BOLTS TO BOLTS SET IN MASONRY. ALL SILLS IN CONTACT WITH CONCRETE SHALL BE TOLMANIZED LUMBER.

CARPENTRY (CONT.)

- 4.) SET ALL JOISTS AND BEAMS WITH NATURAL GRAIN UP. ENDS LAPPED OVER BEARING SHALL BE SECURELY SPIKED TOGETHER. PRECUT ENDS BEARING IN MASONRY WALLS WITH "T" ANCHORS EVERY 4TH JOIST.
- 5.) FRAME OPENINGS LARGER THAN 16" WITH DOUBLE HEADERS AND TRIMMERS. DOUBLE UP JOISTS UNDER PARTITIONS PARALLEL ABOVE.
- 6.) PROVIDE 3/4" X 2" CROSS BRIDGING @ 8'-0" O.C. MAXIMUM AND SOLID BLOCKING AT ENDS, UNLESS NOTED OTHERWISE.
- 7.) SUBFLOORING SHALL BE "C-B" PLYWOOD #28/16 OR BETTER WITH EXTERIOR GLOBE IN EXIST ROOMS OR BEATING.
- 8.) HEADERS - (EXCEPT TO BE INSULATED UNLESS NOTED OTHERWISE):
 - 0'-0" - 2'-0" USE (1) 2" X 4"
 - 2'-0" - 3'-0" USE (2) 2" X 4"
 - 3'-0" - 4'-0" USE (2) 2" X 6"
 - 4'-0" - 5'-0" USE (2) 2" X 8"
 - 5'-0" - 7'-0" USE (2) 2" X 10"
 - 7'-0" - 8'-0" USE (2) 2" X 12"
 SPANS OVER 7'-0" PROVIDE DOUBLE STUD BRACING EACH END.
- 9.) EXTERIOR WALL SHEATHING MAY BE OMITTED WHEN CORNER BRACING AND BOLTS OR HORIZONTAL STUDS ARE USED.
- 10.) WOOD STAIR STRINGERS - CLEAR SOFT WOOD, 3/4" X 12" MINIMUM, WITH 3 1/2" MINIMUM EFFECTIVE DEPTH. TRIMMER - HARDWOOD, MINIMUM 2". BASKETRY STAIRS MAY BE OF SOFT WOOD, EXCEPT CLEAR SOFT WOOD, 3 1/4" MAXIMUM BASKETRY RAILS. EACH SIDE OF STAIRS AND COASERS. BAILISTERS @ MAXIMUM 4" O.C. OMIT ONE RAILWAY ON STAIRS LESS THAN 44" WIDE.
- 11.) CUTTING, NOTCHING AND DRILLING HOLES:
 - A.) SOLID LUMBER JOISTS, RAFTERS AND BEAMS SHALL NOT EXCEED ONE-SIXTH (1/6) THE DEPTH OF THE MEMBER AND SHALL NOT BE LOCATED IN THE MIDDLE ONE-THIRD OF THE SPAN. NOTCHES AT THE ENDS OF THE MEMBER SHALL NOT EXCEED ONE-FOURTH THE DEPTH OF THE MEMBER. THE TENSION SIDE OF MEMBERS & JOISTS (100 MM) OR GREATER IN NOMINAL THICKNESS SHALL NOT BE NOTCHED EXCEPT AT THE ENDS OF THE MEMBER. THE DIAMETER OF THE HOLES BORED OR CUT INTO MEMBERS SHALL NOT EXCEED ONE-THIRD THE DEPTH OF THE MEMBER. HOLES SHALL NOT BE CLOSED TRANS JOISTS (61 MM) TO THE TOP OR BOTTOM OF THE MEMBER, OR TO ANY OTHER HOLES LOCATED IN THE MEMBER. WHEN THE MEMBER IS ALSO NOTCHED, THE HOLES SHALL NOT BE CLOSER THAN 3 INCHES (81 MM) TO THE NOTCH.
 - B.) SOLID EMBEDDED WOOD PRODUCTS: CUTS, NOTCHES AND HOLES BORED IN TRIMMER, STRUCTURAL COMPOSITE LUMBER, STRUCTURAL GLUE-LAMINATED LUMBER MEMBERS OR (L-FOIST) ARE PROHIBITED EXCEPT WHERE PERMITTED BY THE MANUFACTURER'S RECOMMENDATIONS OR WHERE THE EFFECTS OF SUCH ALTERATIONS ARE SPECIFICALLY CONSIDERED IN THE DESIGN OF THE MEMBER BY A REGISTERED DESIGN PROFESSIONAL.
 - C.) SOLID FASTENING: FRAME FRAMING SHALL BE NAILLED IN ACCORDANCE WITH TABLE 608.2(1). WEDGE POST AND SHAK OR OTHER CONSTRUCTION IS USED TO SUPPORT FLOOR FRAMING, POSITIVE CONNECTIONS SHALL BE PROVIDED TO ENSURE AGAINST UPLIFT AND LATERAL DISPLACEMENT.
 - D.) HOLES IN FRAMING OF OPENINGS: OPENINGS IN FLOOR FRAMING SHALL BE FRAMED WITH A HEADER AND TRIMMER JOISTS. WHEN THE HEADER JOIST SPAN DOES NOT EXCEED 4 FEET (1219 MM), THE HEADER JOIST SHALL BE A SINGLE MEMBER THE SAME SIZE AS THE FLOOR JOIST. SINGLE TRIMMER JOISTS SHALL BE USED TO CARRY A SINGLE HEADER JOIST THAT IS LOCATED WITHIN 3 FEET (914 MM) OF THE TRIMMER JOIST BEARING. WHEN THE HEADER JOIST SPAN EXCEEDS 4 FEET (1219 MM), THE TRIMMER JOISTS AND THE HEADER JOIST SHALL BE DOUBLED AND OF SUFFICIENT CROSS SECTION TO SUPPORT THE FLOOR JOIST FRAMING INTO THE HEADER.

- 12.) SOLID CUTTING, DRILLING AND NOTCHING: STRUCTURAL FLOOR MEMBERS SHALL NOT BE CUT, BORED OR NOTCHED IN EXCESS OF THE LIMITATIONS SPECIFIED IN THIS SECTION. SEE FIGURE 608.1.



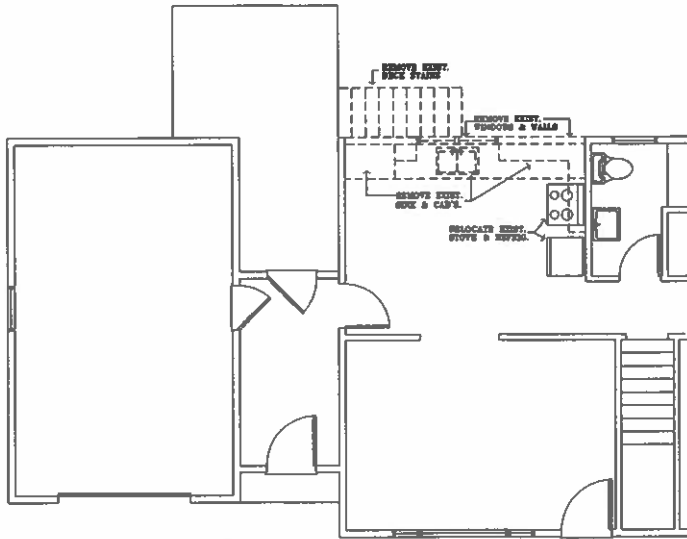
MISCELLANEOUS

- 1.) ENTRANCE DOORS, SIDELIGHTS AND SERVICE DOORS HAVING GLAZING MUST CONFORM TO THE REQUIREMENTS OF THE APPROVATED LAWS OF MASSACHUSETTS BUILDING CODE, 9TH EDITION.
 - 2.) ALL BATHS & LAVATORIES SHALL HAVE EXHAUST FANS DUCTED TO EXTERIOR.
- ENERGY COMPLIANCE
- THE BUILDING SHALL COMPLY WHEN IT MEETS ALL CRITERIA OF ENERGY CONSERVATION PER MASSACHUSETTS STATE BUILDING CODE, 9TH ED., AND 90A.20C
- 4.) PLUMBING SYSTEM:

FIXTURE	DRAIN	TRAP	VENT	R.V.	C.V.
WATER CLOSET	4"	4"	4"	-	1 1/2"
TUB	1 1/2"	1 1/2"	1 1/2"	1/2"	1/2"
SHOWER	1 1/2"	1 1/2"	1 1/2"	1/2"	1/2"
LAVATORY	1 1/2"	1 1/2"	1 1/2"	1/2"	1/2"
KITCHEN SINK	1 1/2"	1 1/2"	1 1/2"	1/2"	1/2"
LAUNDRY	1 1/2"	1 1/2"	1 1/2"	1/2"	1/2"

- 1.) DOMESTIC WATER CONSUMED MAIN= 3/4"
- 2.) BUILDING WATER SUPPLY= 3/4" COPPER
- 3.) COMBINED BUILDING WASTE= 4" C.I.

LIGHTING
LIGHTING BUILDING SHALL COMPLY TO CONSERVATION PER 90A.20C AND MODIFIED BY MASSACHUSETTS STATE BUILDING CODE, 9TH ED.



FIRST FLOOR PLAN

DEMO PLAN
SCALE: 1/4"=1'-0"

SEE NOTES FOR ALL REMOVALS

TABLE 802.10.3(1) BRACING REQUIREMENTS BASED ON WIND SPEED (AS A FUNCTION OF BRACED WALL LINE SPACING)

EXPOSURE CATEGORY B, UP TO 30 FT HIGH OVER ADJACENT TERRAIN		MINIMUM WIND SPEEDS (UPPER 10 PERCENT WIND SPEEDS) (AS A FUNCTION OF BRACED WALL LINE SPACING)				
METHODS OF BRACING (C/F)	JOINT LOCATIONS	BRACED WALL LINE SPACING (FEET)	WIND SPEED (mi/h)		WIND SPEED (mi/h)	
			15	20		
C-F	ELEVATED WALLS	15	0.5	0.5	0.5	
		20	0.5	0.5	0.5	
		25	0.5	0.5	0.5	
		30	0.5	0.5	0.5	
		35	0.5	0.5	0.5	
	GROUND FLOOR	15	0.5	0.5	0.5	
		20	0.5	0.5	0.5	
		25	0.5	0.5	0.5	
		30	0.5	0.5	0.5	
		35	0.5	0.5	0.5	

TABLE 802.10.3(1)(b, c, d, e) —continued BRACING REQUIREMENTS BASED ON WIND SPEED (as a function of braced wall line spacing)

For SI: 1 foot = 304.8 mm, 1 inch = 25.4 mm, 1 mile per hour = 0.447 m/s, 1 pound force = 4.448 N.

- a. Linear interpolation shall be permitted.
- b. Method LB shall have gypsum board fastened to not less than one side with nails or screws in accordance with Table 802.3(1) for exterior sheathing or Table 802.3.6 for interior gypsum board. Spacing of fasteners at panel edges shall not exceed 8 inches.
- c. Where a braced wall line has parallel braced wall lines on one or both sides of differing dimensions, the average dimension shall be permitted to be used for braced wall line spacing.

NUMBER OF BRACED WALL LINES	REDUCTION FACTOR		
	EXPOSURE B	EXPOSURE C	EXPOSURE D
2	1.0	1.0	1.0
3	1.0	1.0	1.0
4	1.0	1.0	1.0

APPROVED CONNECTOR	WIND SPEED-TO-SEISMIC RISK			
	5 FT OR LESS	10 FT	15 FT	20 FT
WSP 4002	0.7	1.0	1.0	1.0
WSP 4003	0.7	1.0	1.0	1.0
WSP 4004	0.7	1.0	1.0	1.0

- d. For a maximum 8-foot wall height, multiplying the table values by 0.85 shall be permitted. For a maximum 8-foot wall height, multiplying the table values by 0.80 shall be permitted. For a maximum 12-foot wall height, the table values shall be multiplied by 1.1.
- e. For three or more braced wall lines in a given plan direction, the required bracing length on each braced wall line shall be multiplied by the appropriate factor from the following table:

NUMBER OF BRACED WALL LINES	ADJUSTMENT FACTOR
3	1.20
4	1.40
5	1.60

- f. Bracing lengths are based on the application of gypsum board finish (or equivalent) applied to the inside face of a braced wall panel. When gypsum board finish (or equivalent) is not applied to the inside face of braced wall panels, the tabulated lengths shall be multiplied by the appropriate factor from the following table:

BRACING METHOD	ADJUSTMENT FACTOR
WSP 4002	1.0
WSP 4003, WSP 4004, WSP 4005	1.2

- g. Bracing lengths for Method CS are based on the application of gypsum board on both faces of a braced wall panel. When Method CS is provided on only one side of the wall, the required bracing amounts shall be doubled. When Method CS braced wall panels installed in accordance with Section 802.10.2 are fastened at 4 inches on center at panel edges, including top and bottom plates, and are blocked at all horizontal joints, multiplying the required bracing percentage for wind loading by 0.7 shall be permitted.

- h. Method LB bracing shall have gypsum board attached to at least one side according to the Section 802.10.4 Method CS requirements.

- i. Required bracing length for Methods DFB, WSP, SFR, PBS, PCP and EPS in braced wall lines located in one-story buildings and in the top story of two or three story buildings shall be permitted to be multiplied by 0.80 when an approved hold-down device with a minimum uplift design value of 800 pounds is fastened to the end studs of each braced wall panel in the braced wall line and to the foundation or framing below.

TABLE 802.10.4 BRACING METHODS (CONTINUOUS SHEATHING METHOD)

METHOD	MINIMUM BRACING PERCENTAGE	MINIMUM BRACING PERCENTAGE	MINIMUM BRACING PERCENTAGE
C-F	2.0	2.0	2.0
C-F	2.0	2.0	2.0
C-F	2.0	2.0	2.0

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 degree = 0.4775 rad, 1 pound per square foot = 0.0479 kPa, 1 mile per hour = 0.447 m/s.
 a. Alternative attachment of wall sheathing, including Method CS, shall not be permitted in Seismic Design Categories C, D, E, and F.
 b. Apply to panels used to separate floor opening above supporting girders and walls or roof load only. Shall only be used on one wall of the group. In Seismic Design Categories A, B, and D, roof covering dead load shall not exceed 5 psf.
 c. Gypsum openings adjacent to a Method CS panel shall be protected with a header in accordance with Table 802.3(1). A full-height clear opening shall not be permitted adjacent to a Method CS panel.

TABLE 802.10.5 MINIMUM LENGTH OF BRACED WALL PANELS

WIND SPEED (mi/h)	MINIMUM LENGTH (feet)				
	5 ft	10 ft	15 ft	20 ft	25 ft
5	10	10	10	10	10
10	10	10	10	10	10
15	10	10	10	10	10
20	10	10	10	10	10
25	10	10	10	10	10
30	10	10	10	10	10
35	10	10	10	10	10
40	10	10	10	10	10
45	10	10	10	10	10
50	10	10	10	10	10
55	10	10	10	10	10
60	10	10	10	10	10
65	10	10	10	10	10
70	10	10	10	10	10
75	10	10	10	10	10
80	10	10	10	10	10
85	10	10	10	10	10
90	10	10	10	10	10
95	10	10	10	10	10
100	10	10	10	10	10
105	10	10	10	10	10
110	10	10	10	10	10
115	10	10	10	10	10
120	10	10	10	10	10
125	10	10	10	10	10
130	10	10	10	10	10
135	10	10	10	10	10
140	10	10	10	10	10
145	10	10	10	10	10
150	10	10	10	10	10

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 0.447 m/s.
 WSP Not Permitted.
 a. Linear interpolation shall be permitted.
 b. If the actual length where it is greater than or equal to the minimum length.

TABLE 802.10.6(1) BRACED WALL PANEL CONNECTION WHEN PERPENDICULAR TO FLOOR/CILING FRAMING

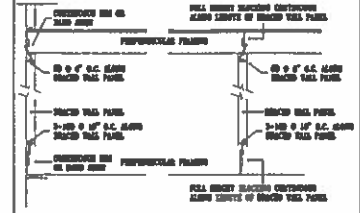


TABLE 802.10.6(2) BRACED WALL PANEL CONNECTION TO PERPENDICULAR RAFTERS

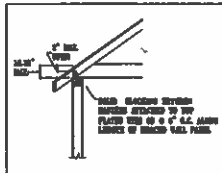
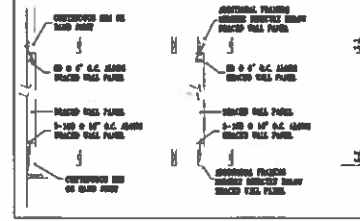
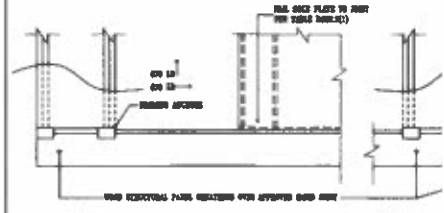


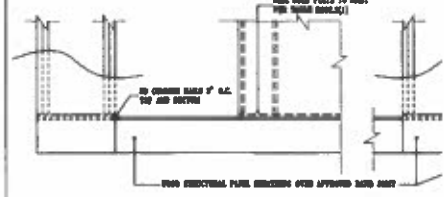
TABLE 802.10.6(3) BRACED WALL PANEL CONNECTION WHEN PARALLEL TO FLOOR/CILING FRAMING



OTHER RAISED FLOOR FLOORS OR SECOND FLOOR — FRAMING ANCHOR



OTHER RAISED FLOOR FLOORS OR SECOND FLOOR — WOOD STRUCTURAL PANELS



SEAM WALL DETAIL (FOR SEAM WALLS LESS 10)

802.10.3(1) BRACING REQUIREMENTS BASED ON WIND SPEED (AS A FUNCTION OF BRACED WALL LINE SPACING)



TOWN OF GRAFTON
GRAFTON MEMORIAL MUNICIPAL CENTER
30 PROVIDENCE ROAD
GRAFTON, MASSACHUSETTS 01519
 (508) 839-5335 ext 170 • FAX: (508) 839-4602
www.town.grafton.ma.us

TREASURER / COLLECTOR

Certificate of Good Standing

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 checked="" type="checkbox"/> Other	___	___ ✓

Other Permit: _____

Beverly Gosselin

 Petitioner Name
 54 Pleasant Street Grafton, MA 01519

 Petitioner Address

 City, State, Zip

 Phone

Mr. Mark & Ms. Kelly Benoit

 Property Owner / Applicant
 145 Millbury Street

 Property Address

 Grafton, MA

 City, State, Zip

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

 Treasurer / Collector Signature

4/11/23

 Date

RECEIVED

APR 07 2023

**BOARD OF ASSESSORS
REQUEST FOR ABUTTERS LIST**

GRAFTON
ASSESSORS

Date of request: 04/04/2023 Date list needed: Next ZBA meeting
Name of Person Requesting List: Beverly Gosselin
Phone #: 508-839-1101
Name of Property Owner: Mr. Mark & Ms. Kelly Benoit
Street Address of Property Owner: 145 Millbury Street
Map: 80 Block: _____ Lot: 14
Reason for list: SP ZBA Hearing TBD

Hearing before Zoning Board of Appeals yes no
Hearing before Planning Board yes no
Hearing before Conservation Commission yes no

Other: _____

REASON FOR HEARING

Variance Scenic Road Title V
Special Permit Sub-division

Other: _____

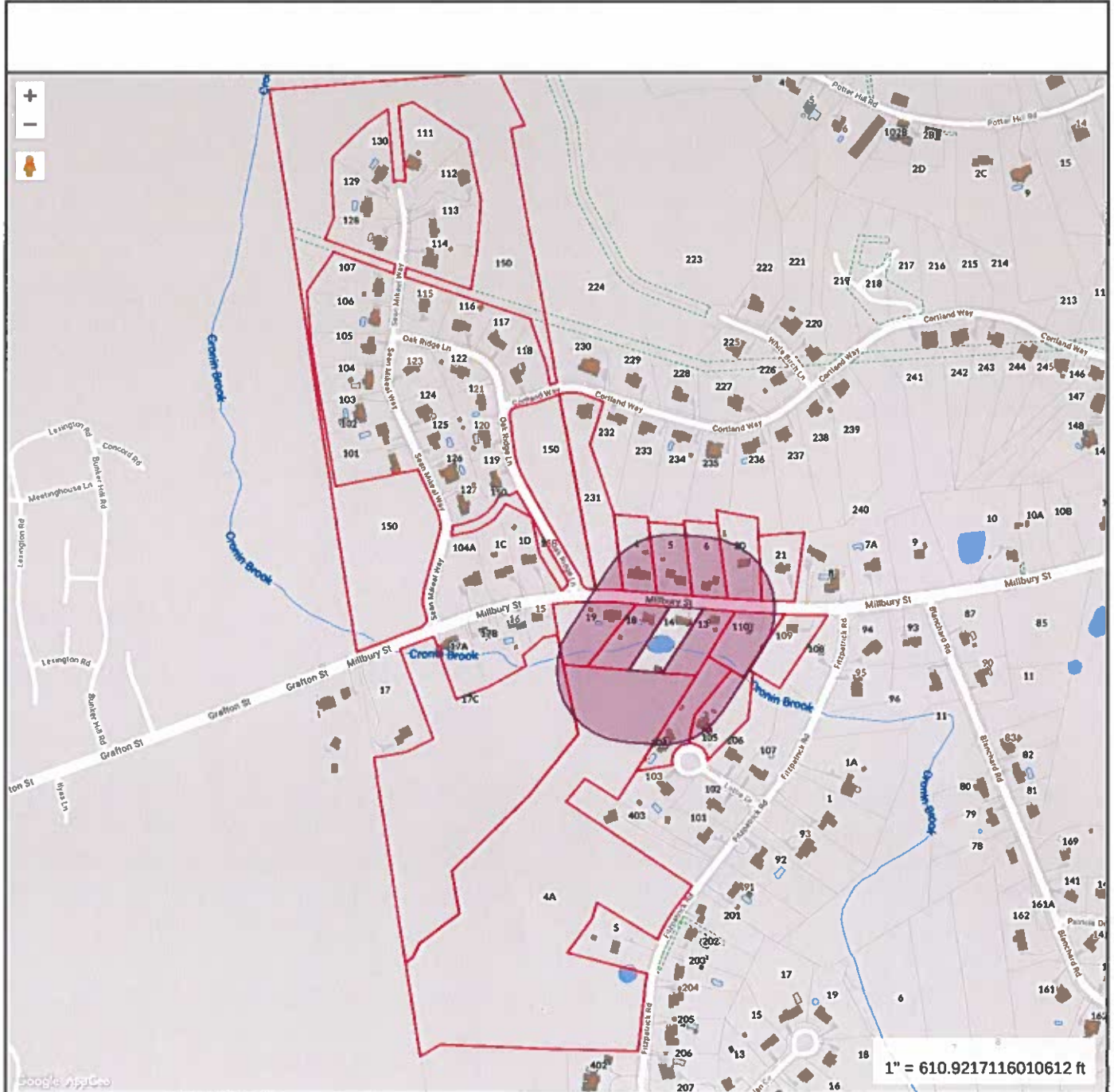
RADIUS FOR ABUTTERS: (check one)

Immediate: 100 ft. 200 ft. 300 ft.

Two sets of Labels will be provided if needed: yes no
(Planning Board and Zoning Board of Appeals require 2 sets of labels)

Office Use only

Date List Prepared: _____ Address Labels Prepared: _____
Fee Charged: \$ 25.00 Amount Paid: \$ 25.00 Date: 4-7-2023 TMA
Check # _____ Cash \$ 25.00 Money Order # _____



**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.

Geometry updated 12/2022
Data updated 12/2022

Print map scale is approximate.
Critical layout or measurement activities should not be done using this resource.

145 MILLBURY STREET, MAP 80 LOT 14



MEGAN LAVOIE, ASSESSOR ASSISTANT

PARCEL ID	LOCATION	OWNER 1	OWNER 2	ADDRESS 1	ADDRESS 2	CITY	ST	ZIP	BK	PG
080.0-0000-0020.0	138 MILLBURY STREET	EKSTROM, HOLLY A		138 MILLBURY STREET		GRAFTON	MA	01519	61213	57
088.0-0000-0105.0	6 LOTTIE DRIVE	ANDERSON KEVIN	ANDERSON JULIA	6 LOTTIE DRIVE		GRAFTON	MA	01519	58561	391
088.0-0000-0004.A	97 FITZPATRICK ROAD	MAFFEI ANDREA A TRUSTEE	ANDREA A MAFFEI REVOCABLE TRUST	11637 WILLS CREEK ROAD		SAN DIEGO	CA	92131	58357	121
080.0-0000-0018.0	147 MILLBURY STREET	SILVA MAIRA		147 MILLBURY STREET		GRAFTON	MA	01519	56866	162
080.0-0000-0019.0	149 MILLBURY STREET	PERRON DENNIS E & DEBORAH M TRUSTEES	PERRON LIVING TRUST	149 MILLBURY STREET		GRAFTON	MA	01519	52304	371
080.0-0000-0013.0	143 MILLBURY STREET	HILL DEBORAH ANN	HILL MATTHEW NORMAN	143 MILLBURY STREET		GRAFTON	MA	01519	51649	30
080.0-0000-0110.0	141 MILLBURY STREET	KHALED SAM	MAASSARANI MAYA	141 MILLBURY STREET		GRAFTON	MA	01519	52204	365
080.0-0000-0017.C	161 MILLBURY STREET	REAR MATHIEU ERIC J	MATHIEU MELISSA A	161 MILLBURY STREET		GRAFTON	MA	01519	51470	21
080.0-0000-0004.0	144 MILLBURY STREET	REED ROBERT T		144 MILLBURY STREET		GRAFTON	MA	01519	50329	283
080.0-0000-0150.0	3 SEAN MIKEAL WAY	GRAFTON TOWN OF		30 PROVIDENCE ROAD		GRAFTON	MA	01519	39028	278
080.0-0000-0231.0	43 CORTLAND WAY	CONTI JOHN J JR	SASSO DEBBIE C	43 CORTLAND WAY		GRAFTON	MA	01519	30449	173
088.0-0000-0104.0	5 LOTTIE DRIVE	SASSO THOMAS J		5 LOTTIE DRIVE		GRAFTON	MA	01519	14609	128
080.0-0000-0109.0	139 MILLBURY STREET	KNEELAND PETER L		139 MILLBURY STREET		GRAFTON	MA	01519	12191	174
080.0-0000-0005.0	142 MILLBURY STREET	LAWLER RICHARD J		142 MILLBURY STREET		GRAFTON	MA	01519	10154	194
080.0-0000-0021.0	136 MILLBURY STREET	WENC RODNEY P	WENC DONNA M	136 MILLBURY STREET		GRAFTON	MA	01519	8699	298
080.0-0000-0014.0	145 MILLBURY STREET	BENOIT MARK R	BENOIT KELLY B	145 MILLBURY STREET		GRAFTON	MA	01519	51487	205

EKSTROM, HOLLY A
138 MILLBURY STREET
GRAFTON, MA 01519

SILVA MAIRA
147 MILLBURY STREET
GRAFTON, MA 01519

KHALED SAM
MAASSARANI MAYA
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GRAFTON TOWN OF
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ANDERSON KEVIN
ANDERSON JULIA
6 LOTTIE DRIVE
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PERRON DENNIS E & DEBORAH M TRUSTEES
PERRON LIVING TRUST
149 MILLBURY STREET
GRAFTON, MA 01519

MATHIEU ERIC J
MATHIEU MELISSA A
161 MILLBURY STREET
GRAFTON, MA 01519

CONTI JOHN J JR
43 CORTLAND WAY
GRAFTON, MA 01519

LAWLER RICHARD J
142 MILLBURY STREET
GRAFTON, MA 01519

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ANDREA A MAFFEI REVOCABLE TRUST
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SAN DIEGO, CA 92131

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HILL MATTHEW NORMAN
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REED ROBERT T
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