ZONING BOARD OF APPEALS
TOWN OF GRAFTON
GRAFTON MEMORIAL MUNICIPAL CENTER
30 PROVIDENCE ROAD
GRAFTON, MASSACHUSETTS 01519
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THE COMMONWEALTH OF MASSACHUSETTS
Town of Grafton
BOARD OF APPEALS

2019/Case #862

SPECIAL PERMIT

Decision of the Board of Appeals on the petition from JOSEPH JACQUES & ERIN JOSLIN of 51 WESSON STREET, requesting that the Zoning Board of Appeals grants a Special Permit:

> TO ALLOW THE CONSTRUCTION OF A ROOF FORMER/ADDITION AND A PORCH ON THE REAR OF THE HOME WHERE THE DORMER/ROOF LINE IS 22.3' AND 22.8' OFF THE FRONT SETBACK WHERE A 30' SETBACK IS REQUIRED, ON A PRE-EXISTING, NON-CONFORMING STRUCTURE.
> **BOOK: 54719 PAGE: 333**

At their duly held meeting on Thursday, October 17, 2019, the Zoning Board of Appeals took the following action: Motion made by Mr. Waller and seconded by Mr. Chapin that the Zoning Board of Appeals grant a Special Permit to Joseph Jacques and Erin Joslin at 51 WESSON STREET, GRAFTON, MA.

> TO ALLOW THE CONSTRUCTION OF A ROOF DORMER/ADDITION AND A PORCH ON THE REAR OF THE HOME, PER EXHIBIT A, ATTACHED.

FINDINGS:
F1. THE STRUCTUE WAS BUILT IN 1825.
F2. THE PARCEL WAS PURCHASED IN 2015.
F3. THE PARCEL IS LOCATED IN THE R40 ZONING DISTRICT.
F4. THE R40 ZONE REQUIRES A 30' FRONT YARD SETBACK AND THE STRUCTURE IS LOCATED10.2' OFF THE FRONT YARD SETBACK.
BASED ON FINDINGS F1-F4, THE CURRENT STRUCTURE IS A PRE-EXISTING, NON-CONFORMING STRUCTURE.
F5. THE CURRENT USE IS A SINGLE FAMILY HOUSE AND THE PROPSED USE IS A SINGLE FAMILY HOUSE.

F6. THE CURRENTHOME IS A 2 BEDROOM 1 BATHROOM HOME, THE PROPSED HOME IS A 2 BEDROOM, 1 ½ BATHROOM HOME.
F7. THE NEIGHBORHOOD CONSISTS OF PRIMARILY RESIDENCE.
BASED ON FINDINGS F5-F7, THE PROPOSED ADDITION IS NOT MORE DETRIMENTAL TO THE NEIGHBORHOOD.

ON A ROLL CALL VOTE:

William McCusker, Chairman: **YES**
William Yeomans, Vice Chairman: **ABSENT**
Kay Reed, Clerk: **YES**
Marianne Desrosiers, Member: **YES**
Karl Chapin, Member: **YES**
Brian Waller, Alternate Member: **YES**
, Alternate Member:

Motion: **GRANTED**

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.

William McCusker, Chairman_____

William Yeomans, Vice Chairman_____

Kay Reed, Clerk_____

Marianne Desrosiers, Member_____

Karl Chapin, Member_____

Brian Waller, Alternate Member_____

, Alternate Member_____

A complete file of this case (Case #862/2019) is on file with the Town Clerk.

Exhibit A, Case 862

PLAN SHOWING PROPOSED ADDITION
PREPARED FOR
ERIN JOSLIN
51 WESSON STREET
GRAFTON, MASSACHUSETTS
JULY 30, 2019
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

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ASSESSORS MAP 22
LOT 3
08-2-19

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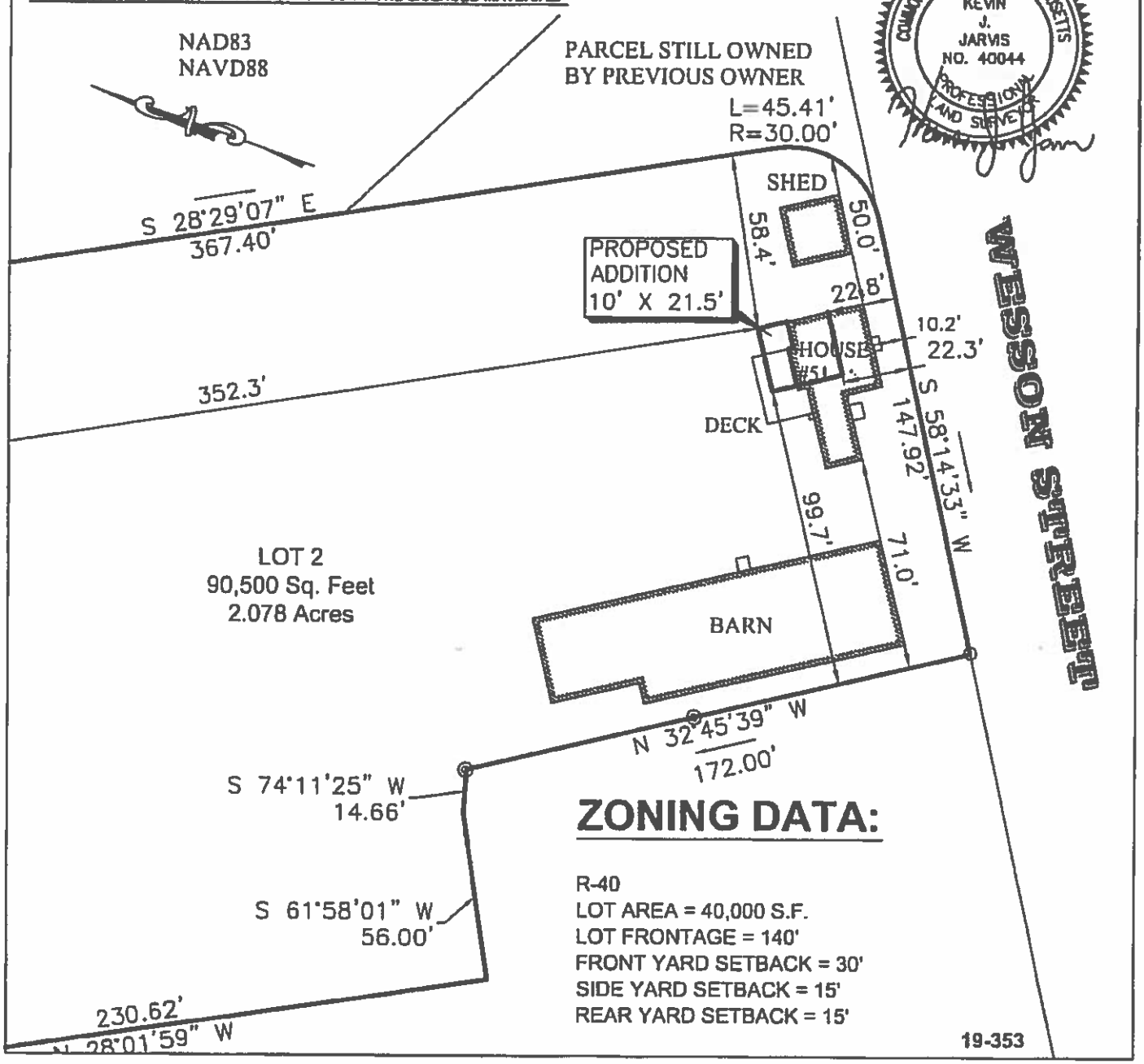
COMMONWEALTH OF MASSACHUSETTS
KEVIN J. JARVIS
NO. 40044
PROFESSIONAL LAND SURVEYOR



ZONING DATA:

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

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