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GRAFTON, MA
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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

APPLICATION FOR SPECIAL PERMIT

Application No. SP2019-4/SPA

APPLICANT & PROPERTY OWNER INFORMATION

NAME Anthony LeMay Sr

STREET 188 Main St CITY/TOWN S. Grafton

STATE MA ZIP 01560 TELEPHONE 508-735-2166

NAME OF PROPERTY OWNER (if different from Applicant) Anthony LeMay Sr + Deborah LeMay

Deed recorded in the Worcester District Registry of Deeds Book 32084 Page 113

SITE INFORMATION:

STREET AND NUMBER 188 Main St

ZONING DISTRICT R70 ASSESSOR'S MAP 113 LOT #(S) 39

LOT SIZE 51,262 sq ft FRONTAGE 150 ln ft

CURRENT USE Residential

PROJECT/PLAN INFORMATION:

PLAN TITLE LeMay Residence

PREPARED BY (name/address of PE/Architect) John Marco III

DATES 11/20/18, 1/28/19

Use for which Special Permit is sought: (refer to § 3.2.3.1 of the Zoning Bylaw - Use Regulation Table):

Accessory Use (9) Accessory Apartment

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

3.2.3.1 Accessory apartment

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 _____ Date: 3/12/19

Property Owner's Signature (if not Applicant) _____ Date: 3/12/19

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EXHIBIT 1a.

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PLANNING DEPARTMENT

APPLICATION FOR SITE PLAN APPROVAL

Application No. SP 2019-4 / SPA

APPLICANT NAME: Anthony LeMay Jr

STREET 188 Main ST CITY/TOWN S. Grafton

STATE MA ZIP 01560 TELEPHONE 508-735-2166

PROPERTY OWNER NAME: Anthony & Deborah LeMay

STREET 188 Main ST CITY/TOWN S. Grafton

STATE MA ZIP 01560 TELEPHONE 508-735-3814

Deed recorded in the Worcester District Registry of Deeds Book 32084 Page 113

CONTACT PERSON'S NAME: Anthony LeMay

TELEPHONE 508-735-2166

SITE INFORMATION:

STREET AND NUMBER 188 Main ST

ZONING DISTRICT R20 ASSESSOR'S MAP 113 LOT #(S) 39

LOT SIZE 51,264 sq ft FRONTAGE 150 lnft

CURRENT USE Residential

PLAN INFORMATION:

PLAN TITLE Proposed addition plot plan

PREPARED BY Land Planning Norman Hill

DATE PREPARED 11/27/18 REVISION DATE

Describe proposed changes / additions: Add 1900 sq ft & renovate existing for in-law apartment

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 Date: 3/12/19

Property Owner's Signature (if not Applicant) Date: 3/12/19

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EXHIBIT 1b.

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GRAFTON MEMORIAL MUNICIPAL CENTER
30 PROVIDENCE ROAD
GRAFTON, MASSACHUSETTS 01519
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www.grafton-ma.gov

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? Yes	Permit Issued? No		Permit Issued? Yes	Permit Issued? No
☑ Building – Inspection(s)		✓	☐ Septic System		
☑ Building – Electric		✓	☐ Conservation		
☑ Building – Plumbing		✓	☑ Planning		✓
☐ Board of Health			☐ Other		

Other Permit: _____

Anthony LeMay
Petitioner Name

Anthony LeMay
Property Owner / Company Name

188 Main St
Petitioner Address

188 Main St
Property Address

S. Grafton MA 01560
City, State, Zip

Grafton, MA
City, State, Zip

508-735-2166
Phone

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

Beth Schrottman
Treasurer / Collector Name (please print)

Beth Schrottman
Treasurer / Collector Signature

3/12/2019
Date

Form Revised: 01/22/2014

EXHIBIT 1c.

3:35 PM3/8/2019

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Ken O'Brien, MAA
Data Collector

ID	Site Address	Owner Name	Co-Owner Name	Owner Address	Owner City	Owner St	Owner Zip	Book	Page
110/113.0-0000-0024.0	181 MAIN STREET	WOODWARD DAVID P	WOODWARD LAURIE	181 MAIN STREET	S GRAFTON	MA	01560	52340	299
110/113.0-0000-0025.0	183 MAIN STREET	DZIURA STANLEY M JR	NEENAN NANCY E	183 MAIN STREET	S GRAFTON	MA	01560-1018	18077	342
110/113.0-0000-0026.0	185 MAIN STREET	DELEPPO DARRELL	DELEPPO MARY ANN	185 MAIN STREET	S GRAFTON	MA	01560	57054	259
110/113.0-0000-0027.0	185 REAR MAIN STREET	DELEPPO DARRELL	DELEPPO MARY ANN	185 MAIN STREET	S GRAFTON	MA	01560	57054	260
110/113.0-0000-0030.0	3 SPRING HILL DRIVE	PATRIARCA PAUL	PATRIARCA JAIME L	3 SPRING HILL DRIVE	S GRAFTON	MA	01560	57517	101
110/113.0-0000-0031.0	187 MAIN STREET	VENEGAS CHRISTIAN		187 MAIN STREET	S GRAFTON	MA	01560	55729	133
110/113.0-0000-0032.0	189 MAIN STREET	ROBERTS TIMOTHY E	ROBERTS MARY A	189 MAIN STREET	S GRAFTON	MA	01560-1018	36710	100
110/113.0-0000-0033.0	191 MAIN STREET	DOUAIRE FRANCIS G	DOUAIRE CAROL A	191 MAIN STREET	S GRAFTON	MA	01560-1018	5330	204
110/113.0-0000-0034.0	193 MAIN STREET	HOWLETT SCOTT FOSTER		17 FAIRBANKS CT	DOUGLAS	MA	01516	58595	185
110/113.0-0000-0035.0	195 MAIN STREET	BISHOP MICHAEL P		195 MAIN STREET	S GRAFTON	MA	01560	38477	173
110/113.0-0000-0036.0	197 MAIN STREET	GELDART MARILYN L	GELDART RICHARD M	197 MAIN STREET	S GRAFTON	MA	01560-1018	17566	31
110/113.0-0000-0037.0	194 MAIN STREET	GRASSO DAVID	GRASSO SHANNON	194 MAIN STREET	S GRAFTON	MA	01560	59170	104
110/113.0-0000-0037.A	192 MAIN STREET	NAULT ROBERT	NAULT DENISE	192 MAIN STREET	S GRAFTON	MA	01560	28942	038
110/113.0-0000-0038.0	190 MAIN STREET	AMOUR ROBERT P		190 MAIN STREET	S GRAFTON	MA	01560	54288	189
110/113.0-0000-0040.0	186 MAIN STREET	IGNATIDIS DEMOS		186 MAIN STREET	S GRAFTON	MA	01560	31925	93
110/113.0-0000-0041.0	184 MAIN STREET	YAYLAIAN ROBERT	YAYLAIAN PAMELA R	184 MAIN STREET	S GRAFTON	MA	01560	44816	205
110/113.0-0000-0042.0	182 MAIN STREET	TRILLIGAN MICHAEL J	TRILLIGAN CHERYL A	182 MAIN STREET	S GRAFTON	MA	01560-1033	7977	47
110/113.0-0000-0042.A	182 REAR MAIN STREET	TRILLIGAN MICHAEL J	TRILLIGAN CHERYL A	182 MAIN STREET	S GRAFTON	MA	01560-1033	7987	351
110/113.0-0000-0043.0	178 MAIN STREET	BROWN THOMAS V TRUSTE	SIMPSON FAMILY REALTY T	178 MAIN STREET	S GRAFTON	MA	01560-1033	31210	71
110/113.0-0000-0048.0	96 ELMWOOD STREET	CACOE INC	C/O CARPINETTI	2815 IROQUIS CIRCLE	WEST PALM BEACH	FL	33409-7221	11882	284
110/113.0-0000-0039.0	188 MAIN STREET	LEMAY ANTHONY R SR	LEMAY DEBORAH H	188 MAIN STREET	S GRAFTON	MA	01560	32084	113

EXHIBIT 1 d.

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PLANNING BOARD
GRAFTON, MA

To: Grafton Planning Board

From: Anthony LeMay

RE: Accessory Apartment

EXHIBIT 1e.

March 12, 2019

It is my intent to construct a two story addition to my existing house located at 188 Main St. in Grafton. The addition will be used as my primary residence while the existing structure will be refinished as an accessory apartment. The main residence will consist of approximately 2,400sqft on two floors and the accessory apartment will consist of approximately 750sqft.

The design of the addition will continue the cape style look of the existing residence while adding more square footage. The new construction will have a full basement and drive under garage constructed with poured concrete walls. The construction will consist of conventional residential framing that will comply with all applicable codes and regulations.

Thank you for hearing this case and look forward to the set hearing date. Should any questions arise prior to that date, please feel free to contact me with your concerns.

Sincerely,

Anthony LeMay

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The following is a list of waivers I request from section 1.3.3.3 of the Grafton Zoning By-Laws

1.3.3.3 (D)

1) This Information provided in application
2) This Information provided in application
3) This Information provided in application
4) This Information provided in application
5) This Information provided in application
6) This Information provided in application
7) This Information provided in application
8) Information provided on plan
9) Information provided on plan
10) N/A waiver requested
11) This Information provided in application
12) N/A waiver requested
13) This Information provided in application
14) Information provided on plan
15) Information provided on plan
16) N/A waiver requested
17) N/A waiver requested
18) Information provided on plan
19) N/A waiver requested
20) N/A waiver requested
21) N/A waiver requested
22) N/A waiver requested
23) N/A waiver requested
24) Site will be serviced by municipal sewer
25) N/A waiver requested
26) Information provided on plan
27) N/A waiver requested
28) N/A waiver requested
29) N/A waiver requested
30) N/A waiver requested
31) N/A waiver requested

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EXHIBIT 1 f.

1.3.3.3 (E) Storm Water Management

Waiver Requested

1.3.3.3 (F) Calculation for earth removal

No earth to be removed from site

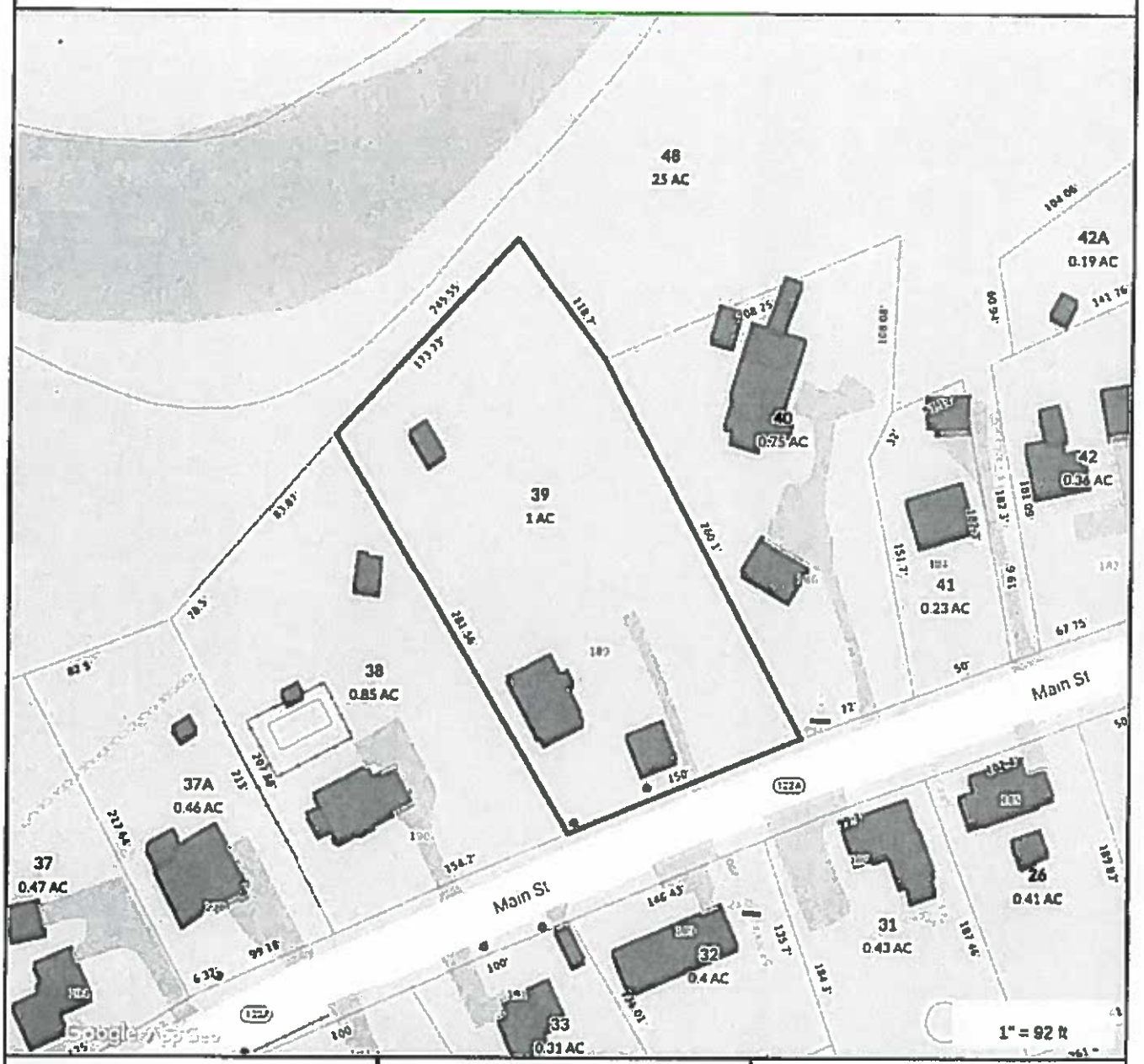
1.3.3.3 (G) Written Statements

Waiver Requested

1.3.3.3 (H) Special Studies

Waiver Requested

Waiver requested for Section 8.2 Traffic Study



Property Information

Property ID	110/113.0-0000-0039.0
Location	188 MAIN STREET
Owner	LEMAY ANTHONY R SR

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 4/1/2018
Data updated 4/1/2018

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GRAFTON, MA

COPY EXHIBIT 1 g.

Property Information

Property ID	110/113.0-0000-0039.0
Location	188 MAIN STREET
Owner	LEMAY ANTHONY R SR

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Geometry updated 4/1/2018
Data updated 4/1/2018

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EXHIBIT 1h.

EXHIBIT 1i.

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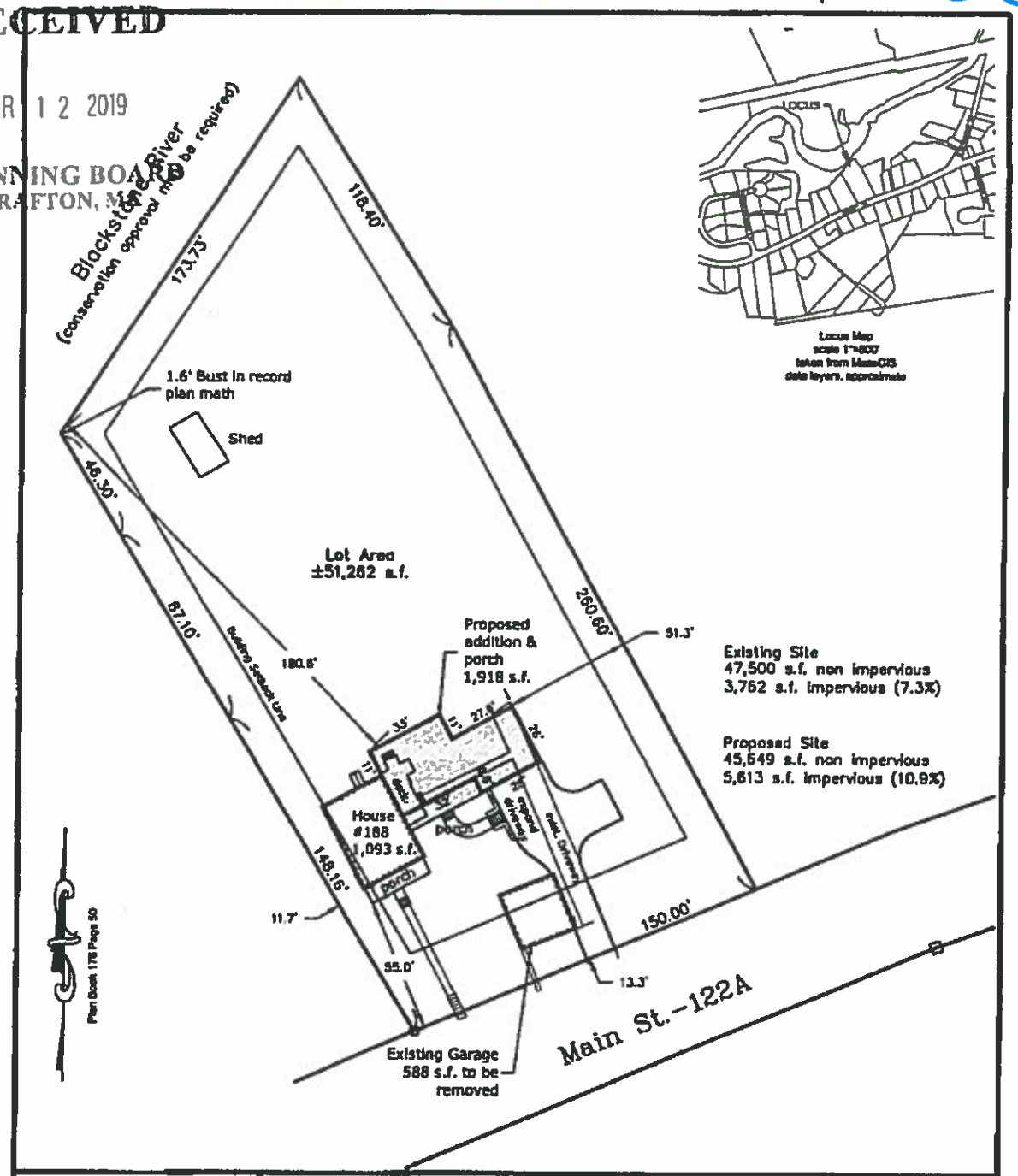
PLANNING BOARD
GRAFTON, MA



I certify that the structures are located on the lot as shown on this plan. I further certify that the structures are not located within a Federal Flood Zone per FIRM Map #25027C0837E dated 07/04/2011.

COMMONWEALTH OF MASSACHUSETTS
NORMAN G. HILL
No. 41786
PROFESSIONAL LAND SURVEYOR

11-27-18

Norman G. Hill P.L.S. #41786

Zoning District: R-20 Medium Density Residential	
	Required
Lot Area	20,000 s.f.
Frontage	125'
Front Yard	30'
Side Yard	15'
Rear Yard	15'
Coverage	30% max.
Height	35' max.

Proposed Coverage 6.8%

Note: The contractor must contact all utility companies and "Dig Safe" before excavation begins. We assume no responsibility for damages incurred as a result of utilities omitted or inaccurately shown.

Land Planning, Inc.
Civil Engineers • Land Surveyors
Environmental Consultants

Bellingham
187 Hartford Ave.
Bellingham, MA 02019
508-966-4130

North Grafton
214 Worcester St.
N. Grafton, MA 01536
508-839-6528

Hanson
1115 Main Street
Hanson, MA 02341
781-294-4144

www.landplanninginc.com

Proposed Addition Plot Plan
Located at
188 Main Street
Grafton, MA
owned by
Anthony R. & Deborah H. Lemay
188 Main Street
Grafton, MA 01519

Scale: 1"=40'
0' 20' 40' 80'

Date: Nov. 20, 2018

Job #: 9306