

COPY



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

RECEIVED TOWN CLERK
GRAFTON, MA

2019 FEB 28 AM 11:04

APPLICATION FOR SPECIAL PERMIT

Application No. SP2019-3/SPA

APPLICANT & PROPERTY OWNER INFORMATION

NAME PHILIP J TERULLO JR
STREET 2 Salisbury Street CITY/TOWN GRAFTON
STATE MA ZIP 01519 TELEPHONE 978-888-8307
NAME OF PROPERTY OWNER (if different from Applicant)
Deed recorded in the Worcester District Registry of Deeds Book 55815 Page 394

SITE INFORMATION:

STREET AND NUMBER 2 Salisbury Street
ZONING DISTRICT 2 ASSESSOR'S MAP 109-0-4D LOT #(S) 4D
LOT SIZE .92 FRONTAGE 155
CURRENT USE Resident Home

PROJECT/PLAN INFORMATION:

PLAN TITLE Accessory apartment within existing property
PREPARED BY (name/address of PE/Architect) Mr Wayne Fritze
DATES 2/8/2019

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

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

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.

RECEIVED [Signature] Date: 2-21-2019

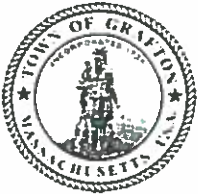
Property Owner's Signature (if not Applicant) Date:

FEB 28 2019

PLANNING BOARD
GRAFTON, MA

EXHIBIT 1a.

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APPLICATION FOR SITE PLAN APPROVAL

Application No. SP2019-3/SPA

APPLICANT NAME: PHILIP J TERNULO JR.

STREET 2 Salisbury Street CITY/TOWN Grafton
STATE MA ZIP 01519 TELEPHONE 978-808-8307

PROPERTY OWNER NAME: PHILIP J TERNULO JR.

STREET 2 Salisbury Street CITY/TOWN Grafton
STATE MA ZIP 01519 TELEPHONE 978-808-8307

Deed recorded in the Worcester District Registry of Deeds Book 55815 Page 394

CONTACT PERSON'S NAME: PHILIP TERNULO

TELEPHONE 978-808-8307

SITE INFORMATION:

STREET AND NUMBER 2 Salisbury Street

ZONING DISTRICT 2 ASSESSOR'S MAP 109-0-41 LOT #(S) 41

LOT SIZE .92 FRONTAGE 155

CURRENT USE Resident Home

PLAN INFORMATION:

PLAN TITLE Accessory Apartment within existing property

PREPARED BY Wayne Frazier

DATE PREPARED 2/8/2019 REVISION DATE

Describe proposed changes / additions: adding a bedroom + kitchen aka to existing space in finished basement

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 [Signature]

RECEIVED Date: 2-21-2019

Property Owner's Signature (if not Applicant)

Date:

FEB 23 2019

EXHIBIT 1b.

PLANNING BOARD
GRAFTON, MA

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**TO: Grafton Planning Board**

**FEB 28 2019**

**FROM: Philip Ternullo Jr**

**PLANNING BOARD  
GRAFTON, MA**

**RE: accessory apartment within existing property**

**February 21, 2019**

It is my intent to add a bedroom and a kitchen area to my existing finished basement for my parents to live. Currently my basement has 776sqft of finished living area with ¾ bathroom, walkout basement to right side yard if you face the front of the house. This work will not increase the structure of the home all work is being done within existing format, we will be moving the current access doors to the outside down 6' cutting a new opening and adding a double window to replace the existing doors. Currently the basement has an open floor plan, a wood frame wall will be built to separate the bedroom from the existing area. The walkout basement entrance will be used mainly as my parent's entrance but they can choose to use main home entrance also.

Thank you for hearing my case, please feel to contact me with your concerns

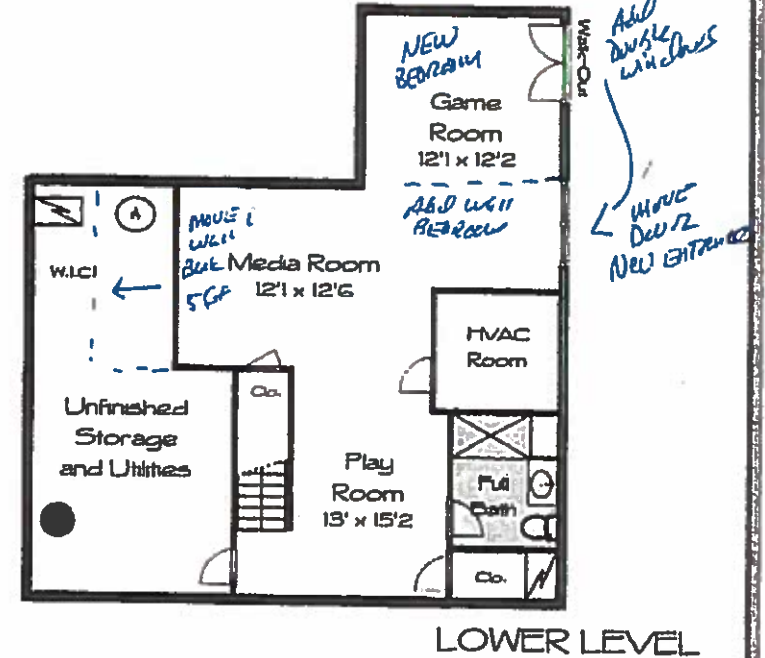
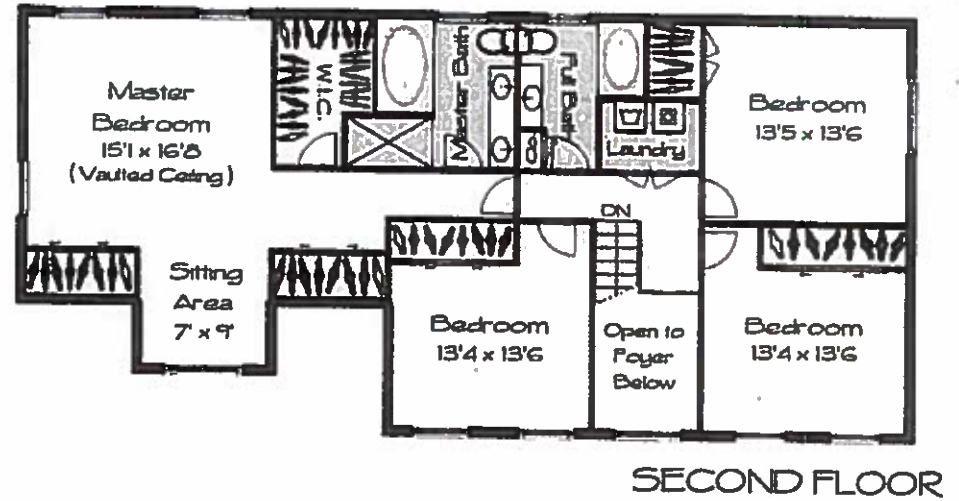
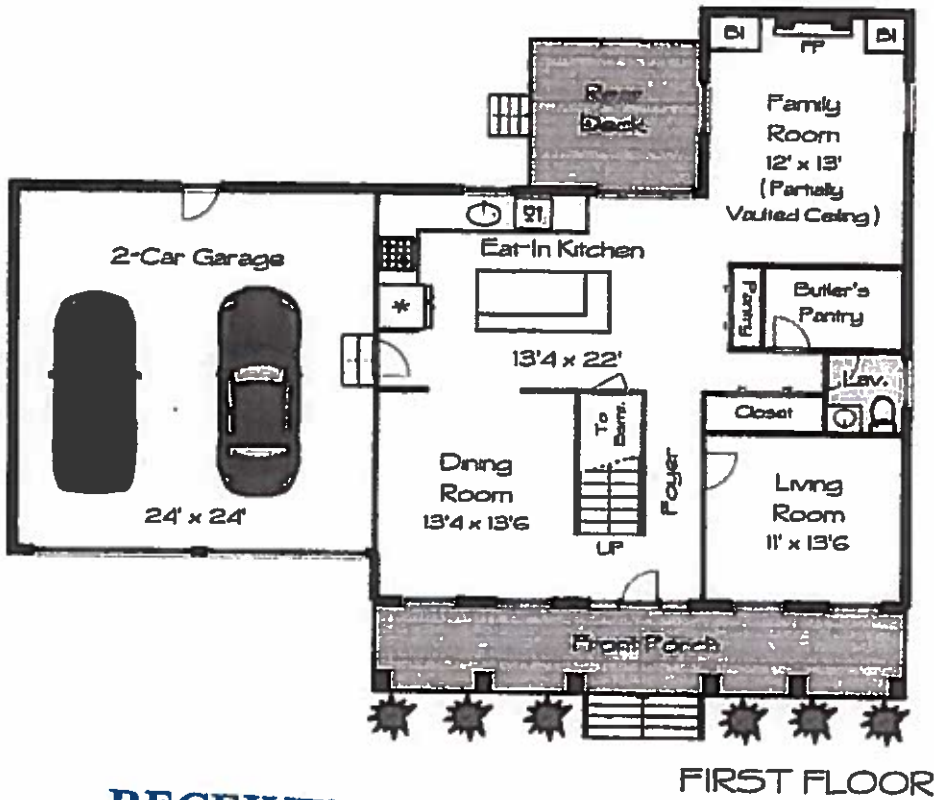
Sincerely



Philip Ternullo Jr

**EXHIBIT 1c.**

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EXHIBIT 1d.

PLANNING BOARD  
GRAFTON, MA

2 SALISBURY STREET  
GRAFTON, MASSACHUSETTS

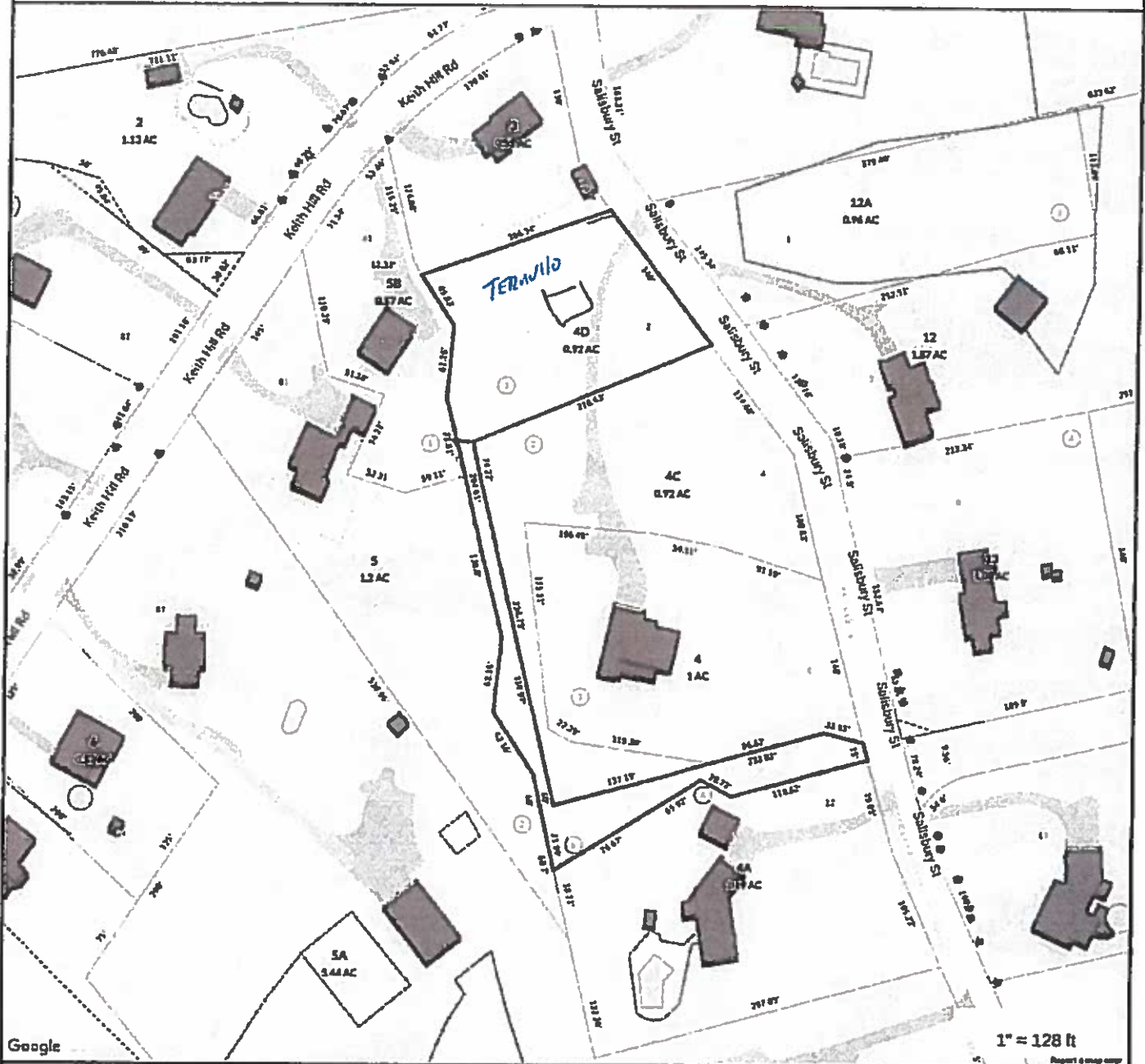
APPROXIMATE SQUARE FOOTAGE:

FIRST FLOOR	1,288 SF
SECOND FLOOR	1,396 SF
LOWER LEVEL	776 SF
Total Square Footage	3,460 SF

All dimensions and square footages are approximate. Not drawn to scale. Floor plans are presented for marketing purposes only. Buyer should perform due diligence.  
©2017 Meaningful Media | 617.525.4127



2 Salisbury Plot Plan



Google

1" = 128 ft

Report a map error

Property Information

Property ID 1102109.0-0000-0004.D  
 Location 2 SALISBURY STREET  
 Owner ROSS JEREMY A



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.

Parcels updated 4/1/2018  
 Properties updated 4/1/2018

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GRAFTON, MA

EXHIBIT 1e.

The following is a list of waivers I request from sec 1.3.3.3. of the Grafton Zoning By -laws

- (1.) Name and address of the person(s) submitting the application;  
- Information provided in application
- (2.) Name and address of the owner(s) of the subject property(ies), if different;  
- Information provided in application
- (3.) Present use(s) of the land and description and use(s) of existing building(s) thereon, if any;  
- Information provided in application
- (4.) Proposed use(s) of the land;  
- Information provided in application
- (5.) Proposed use(s) of existing buildings, if any;  
- Information provided in application
- (6.) Description and proposed use(s) of the proposed building(s), if any;  
- Information provided in application
- (7.) Zoning District(s) in which the parcel is located, including floodplain if applicable;  
- Information provided in application
- (8.) Locus Map (scale of 1"=1,000') and north arrow;  
- Information provided on plan
- (9.) Title Block containing: name of the project; applicant; property owner; property address and Assessor's Map/Lot number; date (with revisions); name, address and phone number, and the signature and seal of the professional architect or engineer preparing the plan;  
- Information provided in application
- (10.) Wetlands, Ponds, Streams, or other water bodies, including all applicable buffer zones;  
-N/A waiver requested
- (11.) Ownership of all abutting land and approximate location of buildings, driveways, and parking areas thereon within a maximum distance of two hundred feet (200') of the property lines;  
- Information provided in application
- (12.) Existing and proposed topography at two-foot (2') elevation intervals;  
- n/a waiver requested
- (13.) All property lines of the subject property, and all setbacks of buildings and parking areas from said lines, and existing and proposed easements, if any;  
- n/a waiver requested
- (14.) Extent and type of all existing and proposed surfaces (pervious and impervious) on the property, including specific materials;  
- n/a waiver requested
- (15.) Lot coverage calculations showing percentage of buildings, percentage of pavement, and percentage of open space/ landscaped areas;  
- n/a waiver requested
- (16.) Parking calculations for proposed use(s), including all existing use(s) that will continue to exist on the property, if applicable;  
- n/a waiver requested

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PLANNING BOARD  
GRAFTON, MA

- (17.) Calculations of the volume of earth material to be removed or filled on the property, and delineation of the location(s) of such activity;  
- n/a waiver requested
- (18.) Driveways and driveway openings/entrances;  
- n/a waiver requested
- (19.) Parking and loading spaces;  
- n/a waiver requested
- (20.) Service areas and all facilities for screening;  
- n/a waiver requested
- (21.) Landscaping;  
- n/a waiver requested
- (22.) Lighting;  
- n/a waiver requested
- (23.) Proposed signs (business, traffic, etc.);  
- n/a waiver requested
- (24.) Sewage, refuse and other waste disposal;  
- n/a waiver requested
- (25.) Stormwater management facilities (drainage);  
- n/a waiver requested
- (26.) All structures and buildings associated with the proposed and existing use(s) on the property;  
- shown in plan
- (27.) Exterior storage areas and fences;  
- n/a waiver requested
- (28.) Utilities and their exterior appurtenances (e.g., fire connections);  
- n/a waiver requested
- (29.) Provisions for dust and erosion control;  
- n/a waiver requested
- (30.) Any existing vegetation;  
- n/a waiver requested
- (31.) Any other details or information deemed necessary by the Planning Board due to the unique nature of a proposed use or the subject property;  
- all contained in description of plans
- e.) A stormwater management hydrological study prepared in accordance with the *Rules and Regulations Governing the Subdivision of Land: Grafton, Massachusetts* (Sections 3.3.3.19 and 4.7.8).  
- n/a waiver requested

**f.) A report, if applicable, showing calculations of the volume of earth material to be removed from or delivered to the site, including a description of such removal or fill activity. Depending upon the volume of material to be removed or filled, the Planning Board may require the Applicant to submit additional information (if not submitted in the report) regarding, but not limited to, the following: the hours of fill/removal activity; proposed route(s) of transporting materials to and from the site; and measures for dust and erosion control (both on- and off-site) for the proposed activity.**

**- n/a waiver requested**

**g.) Written statements from the following:**

**(1.) The engineer and/or architect preparing the plans indicating that the building(s) and site have been designed to comply with the performance standards set forth in Section 4.1 of the Zoning By-Law.**

**(2.) The applicant(s) and owner(s) of the property indicating that the building(s) and site will be maintained, and the activities on the site will be conducted in accordance with, the performance standards set forth in Section 4.1 of the Zoning By-Law.**

**- n/a waiver requested**

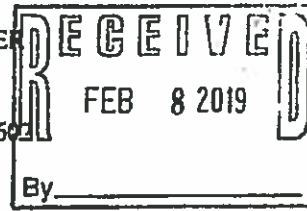
#### **8.2.1 Traffic study**

**- n/a waiver requested**





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TREASURER / COLLECTOR

Certificate of Good Standing

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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.

FEB 28 2019

Please note: it can take up to three (3) business days to process each request.

PLANNING BOARD
GRAFTON, MA

Please check all that apply and indicate if permit(s) have been issued.

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

Other Permit:

Petitioner Name: PHILIP TERNULLO
Petitioner Address: 2 Selis Bay St
City, State, Zip: Grafton, MA 01519
Phone:

Table with 4 columns: Date, Current, Delinquent, N/A. Rows include Real Estate, Personal Property, Motor Vehicle Excise, Disposal, General Billing.

Treasurer/Collector Signature: [Signature] Date: 2/8/19

EXHIBIT 1g.

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*Ken O'Brien*  
Ken O'Brien, MA  
Data Collector

ID	Site Address	Owner Name	Co-Owner Name	Owner Address	Owner City	Owner State	Owner Zip	Book	Page
110/101.0-0000-0001.0	76 KEITH HILL ROAD	ROCHE JOHN P	THOMAS SUSAN L	76 KEITH HILL ROAD	GRAFTON	MA	01519	51816	146
110/101.0-0000-0018.0	75 KEITH HILL ROAD	BOLACK FRANCIS X	BOLACK EVA V	P O BOX 291	GRAFTON	MA	01519	4624	451
110/109.0-0000-0001.0	86 KEITH HILL ROAD	SCHEER TIMOTHY R	SCHEER SARAH M	86 KEITH HILL ROAD	GRAFTON	MA	01519	55816	316
110/109.0-0000-0002.0	80 KEITH HILL ROAD	METVIER FRANCIS M & DORIS	METVIER IRREVOCABLE TRUS	80 KEITH HILL ROAD	GRAFTON	MA	01519	46822	98
110/109.0-0000-0002.A	82 KEITH HILL ROAD	BRACERO JOSE	BRACERO KATHLEEN L	82 KEITH HILL ROAD	GRAFTON	MA	01519-1315	22671	397
110/109.0-0000-0003.0	79 KEITH HILL ROAD	MAJOY SEAN B	MAJOY KIMBERLY	79 KEITH HILL ROAD	GRAFTON	MA	01519	59262	163
110/109.0-0000-0004.0	6 SALISBURY STREET	SHISHKO STEVEN M	PURDIE JENNIFER A	6 SALISBURY STREET	GRAFTON	MA	01519	45218	318
110/109.0-0000-0004.A	12 SALISBURY STREET	PERKINS DAVID SCOTT	PERKINS MELISSA AIREY	12 SALISBURY STREET	GRAFTON	MA	01519	45221	381
110/109.0-0000-0004.B	14 SALISBURY STREET	HILERIO JASON	HILERIO AMANDA LEE	14 SALISBURY STREET	GRAFTON	MA	01519	57275	317
110/109.0-0000-0004.C	4 SALISBURY STREET	LUKASEVICZ RONALD		P.O. BOX 569	GRAFTON	MA	01519	50914	359
110/109.0-0000-0004.D	2 SALISBURY STREET	TERNULLO PHILLIP J	TERNULLO RUTHANNE	2 SALISBURY STREET	GRAFTON	MA	01519	59466	381
110/109.0-0000-0005.0	83 KEITH HILL ROAD	MCCARTHY DOROTHY LIFE ES	MCCARTHY JOHN J & JAMES H	P O BOX 462	GRAFTON	MA	01519-0462	21505	134
110/109.0-0000-0005.A	87 KEITH HILL ROAD	FLEMING STEPHEN P	FLEMING CHERYL A	87 KEITH HILL ROAD	GRAFTON	MA	01519-1314	8200	289
110/109.0-0000-0005.B	81 KEITH HILL ROAD	VILLAPAKKAM SRIDHAR C	WU ERLE	81 KEITH HILL ROAD	GRAFTON	MA	01519-1314	26017	017
110/109.0-0000-0006.0	89 KEITH HILL ROAD	RENO GERALD L JR	RENO CHERILYN J M	89 KEITH HILL ROAD	GRAFTON	MA	01519	46140	327
110/109.0-0000-0009.0	13 SALISBURY STREET	GRAFTON TOWN OF		30 PROVIDENCE ROAD	GRAFTON	MA	01519	34174	33
110/109.0-0000-0012.0	3 SALISBURY STREET	METHOT CHRISTOPHER	METHOT PATRICIA	3 SALISBURY STREET	GRAFTON	MA	01519-1319	19976	114
110/109.0-0000-0012.A	1 SALISBURY STREET	METHOT CHRISTOPHER	METHOT PATRICIA	3 SALISBURY STREET	GRAFTON	MA	01519-1319	19976	114
110/109.0-0000-0013.0	9 SALISBURY STREET	VANDERBEEK DONNA M TRUST	DONNA M VANDERBEEK REVOC	9 SALISBURY STREET	GRAFTON	MA	01519	54632	329
110/109.0-0000-0013.A	9 REAR SALISBURY STREET	VANDERBEEK DONNA M TRUST	DONNA M VANDERBEEK REVOC	9 SALISBURY STREET	GRAFTON	MA	01519	54632	329
110/109.0-0000-0014.0	17 SALISBURY STREET	CELLUCCI DANIEL T		17 SALISBURY STREET	GRAFTON	MA	01519	22357	036

EXHIBIT 1h.

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