



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
2021 MAY 20 PM 12:42

APPLICATION FOR SITE PLAN APPROVAL

Application No. SPA 2021-01

APPLICANT NAME: Todd Cahill and Amy Kinch (Factory Cat, Inc)

STREET 144 Moody Street, Building 4 CITY/TOWN Waltham

STATE MA ZIP 02453 TELEPHONE (508) 839-4413

PROPERTY OWNER NAME: PETER B SCHOTANUS

STREET 25 CABR ST. CITY/TOWN WHITINSVILLE

STATE MA ZIP 01588 TELEPHONE 508-769-8323

Deed recorded in the Worcester District Registry of Deeds Book 29042 Page 279

CONTACT PERSON'S NAME: Todd Cahill

TELEPHONE (508) 839-4413

SITE INFORMATION:

STREET AND NUMBER 308 Providence Road

ZONING DISTRICT VMU ASSESSOR'S MAP 124 LOT #(S) 7

LOT SIZE 10,604 sq' FRONTAGE 96,08'

CURRENT USE Museum

RECEIVED

PLAN INFORMATION:

PLAN TITLE Existing Conditions Plan MAY 20 2021

PREPARED BY Land Planning, Inc

DATE PREPARED May 6, 2021 REVISION DATE _____

Planning Board
Grafton, MA

Describe proposed changes / additions: Renovation to include one residential unit upstairs leaving downstairs for artist studio space

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 Todd Cahill Date: 5/19/21

Property Owner's Signature (if not Applicant) P. Schotanus Date: 5/19/21



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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 checked="" type="checkbox"/>	<input type="checkbox"/> Septic System	_____	_____
<input type="checkbox"/> Building - Electric	_____	<input checked="" type="checkbox"/>	<input type="checkbox"/> Conservation	_____	_____
<input type="checkbox"/> Building - Plumbing	_____	<input checked="" type="checkbox"/>	<input type="checkbox"/> Planning	_____	_____
<input type="checkbox"/> Board of Health	_____	<input checked="" type="checkbox"/>	<input type="checkbox"/> Other	_____	_____

Other Permit: Special

Todd Cahill/Amy Kinch
 Petitioner Name

Peter Schotanus
 Property Owner / Applicant

149 Moody St Bldg 4
 Petitioner Address

308 Providence Rd
 Property Address

Waltham, MA 02453
 City, State, Zip

Grafton, MA
 City, State, Zip

508 839-4413
 Phone

Date:	Current	Delinquent	N/A
Real Estate	<input checked="" type="checkbox"/>		
Personal Property			<input checked="" type="checkbox"/>
Motor Vehicle Excise			<input checked="" type="checkbox"/>
Disposal	<input checked="" type="checkbox"/>		
General Billing			<input checked="" type="checkbox"/>

[Signature]

5/10/21

Treasurer / Collector Signature

Date

308 PROVIDENCE ROAD
MAP 124 LOT 7



CODY HERD, DATA COLLECTOR

PARCEL ID	LOCATION	OWNER 1	OWNER 2	ADDRESS	CITY	ST	ZIP	BK	PG
115.0-0000-0121.0	61 MAIN STREET	FISHERVILLE REDEVELOPMENT CO		4 OPEN SQUARE WAY SUITE 421	HOLYOKE	MA	01040	34118	143
116.0-0000-0001.0	306 PROVIDENCE ROAD	LIPPMAN DEBORAH TRUSTEE	BLACKSTONE MILL DEPOT ST REALTY TRUST	186 SOUTH MAIN STREET	NATICK	MA	01760	14675	313
116.0-0000-0002.0	304 PROVIDENCE ROAD	HENAULT RONALD J ET AL TRUSTEES	LYNX REALTY TRUST	PO BOX 31	S GRAFTON	MA	01560	18089	320
116.0-0000-0003.0	302 PROVIDENCE ROAD	HENAULT RONALD J ET AL TRUSTEES	LYNX REALTY TRUST	PO BOX 31	S GRAFTON	MA	01560	18089	320
116.0-0000-0004.0	300 PROVIDENCE ROAD	HARRINGTON JOHN C JR		86 OLD WESTBORO ROAD	N GRAFTON	MA	01536	17348	243
116.0-0000-0005.0	298 PROVIDENCE ROAD	PACHICO DANIELLE		12 MURRAY AVENUE	S GRAFTON	MA	01560	53641	386
116.0-0000-0017.0	299 PROVIDENCE ROAD	PIETRUSZKA LORRAINE M LIFE ESTATE	PIETRUSZKA THOMAS R& LUCIER DIANE M	PIETRUSZKA STEVEN A & L'ESPERANCE NANCY A	GRAFTON	MA	01560	60159	18
116.0-0000-0018.0	303 PROVIDENCE ROAD	GREGORICH DANIELLE E	MORCONE MICHAEL W	303 PROVIDENCE ROAD	S GRAFTON	MA	01519	56433	370
116.0-0000-0020.0	305 PROVIDENCE ROAD	BRESNAHAN BRIAN J	BRESNAHAN KELLIE S	305 PROVIDENCE ROAD	S GRAFTON	MA	01560	48750	314
116.0-0000-0022.0	309 PROVIDENCE ROAD	EXCLUSIVE PROPERTIES LLC		PO BOX 31	S GRAFTON	MA	01560	41519	202
123.0-0000-0028.0	6 DEPOT STREET	LIPPMAN DEBORAH TRUSTEE	BLACKSTONE MILL DEPOT STREET REALTY TR	186 S MAIN STREET	NATICK	MA	01760	14675	313
124.0-0000-0004.0	1 DEPOT STREET	GINGRAS MICHELLE TRUSTEE	ONE DEPOT STREET REALTY TRUST	17 BENSON STREET	WORCESTER	MA	01604	17150	175
124.0-0000-0005.0	5 DEPOT STREET	LIPPMAN DEBORAH TRUSTEE	BLACKSTONE MILL DEPOT STREET REALTY TR	186 S MAIN STREET	NATICK	MA	01760	14675	313
124.0-0000-0006.0	7 DEPOT STREET	CHIROS RICHARD S	CHIROS THERESA L	7 DEPOT STREET	S GRAFTON	MA	01560	21041	201
124.0-0000-0007.0	308 PROVIDENCE ROAD	SCHOTANUS PETER B	SCHOTANUS JUDITH A	25 CARR STREET	WHITINSVILLE	MA	01588	29042	279
124.0-0000-0008.0	313 PROVIDENCE ROAD	SPAHIU, JAMES		34 WRENTHAM STREET	WORCESTER	MA	01602	61896	5
124.0-0000-0008.A	311 PROVIDENCE ROAD	SPAHIU JAMES & ENIDA	BRAHIMI ARDI	34 WRENTHAM ROAD	WORCESTER	MA	01602	55338	141
124.0-0000-0009.0	7 HARDING STREET	RKEB REALTY TRUST LLC		51 OLD UPTON ROAD	GRAFTON	MA	01519	57867	96
124.0-0000-0010.0	9 HARDING STREET	MAGNUSSON JASON		9 HARDING STREET	S GRAFTON	MA	01560	39565	25
124.0-0000-0012.0	315 PROVIDENCE ROAD	LADD MICHAEL A	LADD LAURA	315 PROVIDENCE ROAD	S GRAFTON	MA	01560	27259	328
124.0-0000-0013.0	5 HARDING STREET	HOUDE JOHN J SR		5 HARDING STREET	S GRAFTON	MA	01560	22677	390
124.0-0000-0014.0	317 PROVIDENCE ROAD	MULHALL THOMAS D III		27 GRAFTON ROAD	UPTON	MA	01568	56615	268
124.0-0000-0064.0	314 PROVIDENCE ROAD	GUYETTE RICHARD S	GUYETTE DAWNE	12 MILFORD ROAD	S GRAFTON	MA	01560	17928	160
124.0-0000-0068.0	11 DEPOT STREET	BENCHMARK COMMERCIAL PROPERTIES INC		11 DEPOT STREET	S GRAFTON	MA	01560	53818	107
124.0-0000-0069.0	13 DEPOT STREET	CARKINS CORNER LLC		13 DEPOT STREET	S GRAFTON	MA	01560	45165	311

To : Town of Grafton Planning Board

Amy Kinch and Todd Cahill wish to purchase the former horse stable located at 308 Providence Road with plans to renovate portions of it to suit our residence and home artist studio. We have been approved for the loan, have had all the inspections and surveys we believe necessary to proceed with purchasing the building and now seek a special permit.

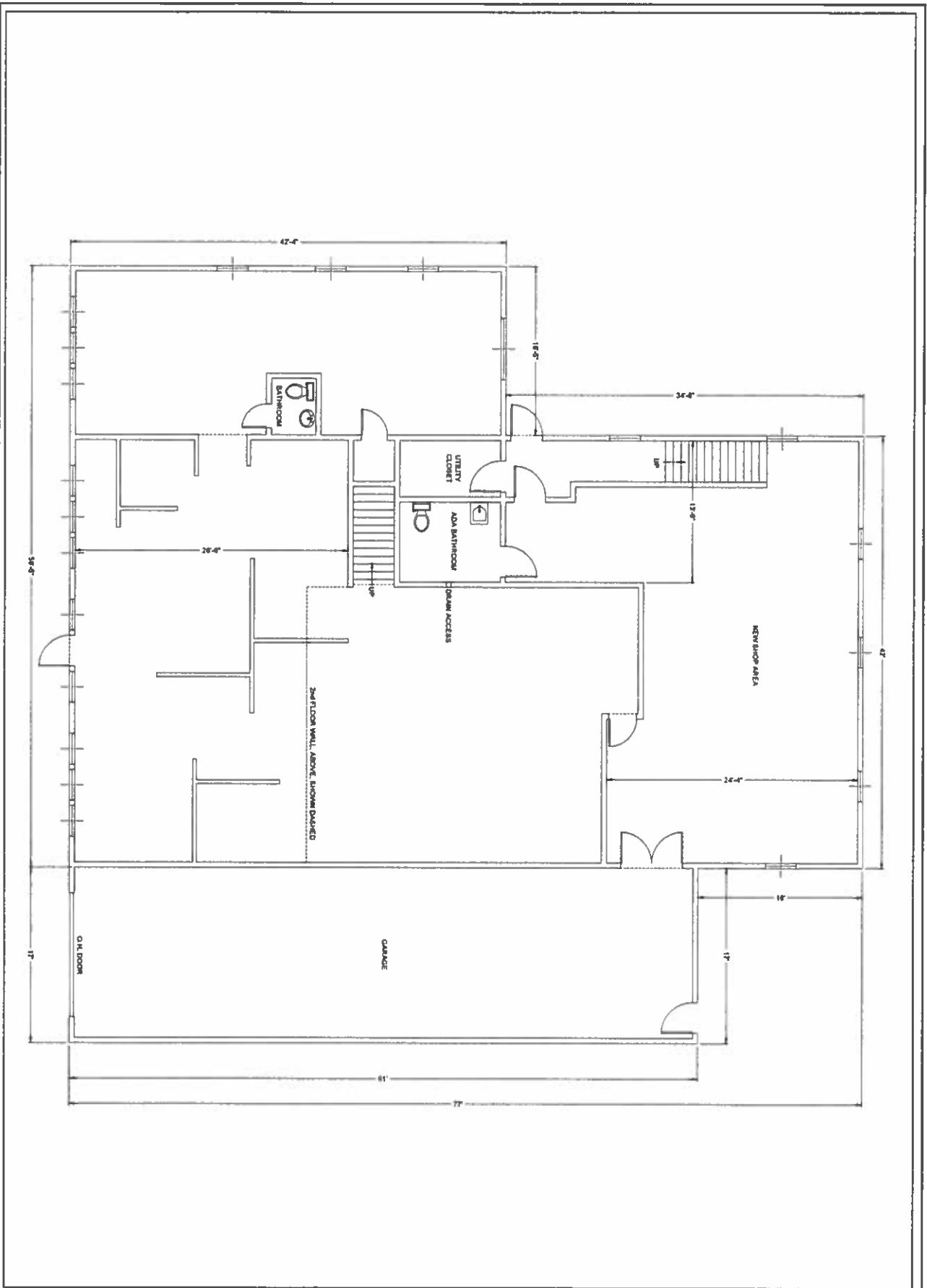
I have presented before the development team twice in recent months and no one at those meetings said this is not possible. I have read all the studies done concerning the neighborhood with particular attention to the Village Mixed Use zoning district that has recently been adopted and have grown confident that our plans are a good fit. We realize that construction will need to meet code and inspections. We will make that happen. The studio part of this endeavor will not keep hours. If there is an issue about parking compliance and if we were to host an event, I have verbal permission from an abutter to handle overflow.

Amy and I are from Grafton and we both have family that have remained here. This will be my second return as I once landed in a building right around the corner on Depot Street, circa 1996. I grew my fledgling mechanical sculpture studio from a weekend endeavor to self-employment and to the point that I outgrew the Depot. Luckily, I found another "perfect" studio. This time, I landed in the city of my birth, Waltham, Massachusetts. In particular, my studio is located alongside that "other" river of the American Industrial Revolution in the very mill that was competition for the goods produced by the country mills on the Blackstone.

But I digress. 13 years later, I outgrew another one. Luckily, we found another perfect studio and this time with plenty of room for our home too. We are very excited and eager to see our idea come to fruition and as well as fulfill the targeting described in zoning definitions.

Todd Cahill and Amy Kinch

The image shows two handwritten signatures in black ink. The top signature is for Todd Cahill, and the bottom signature is for Amy Kinch. Both signatures are fluid and cursive.



INDEX
 SEE SHEET
 TO FIELD VERIFICATION

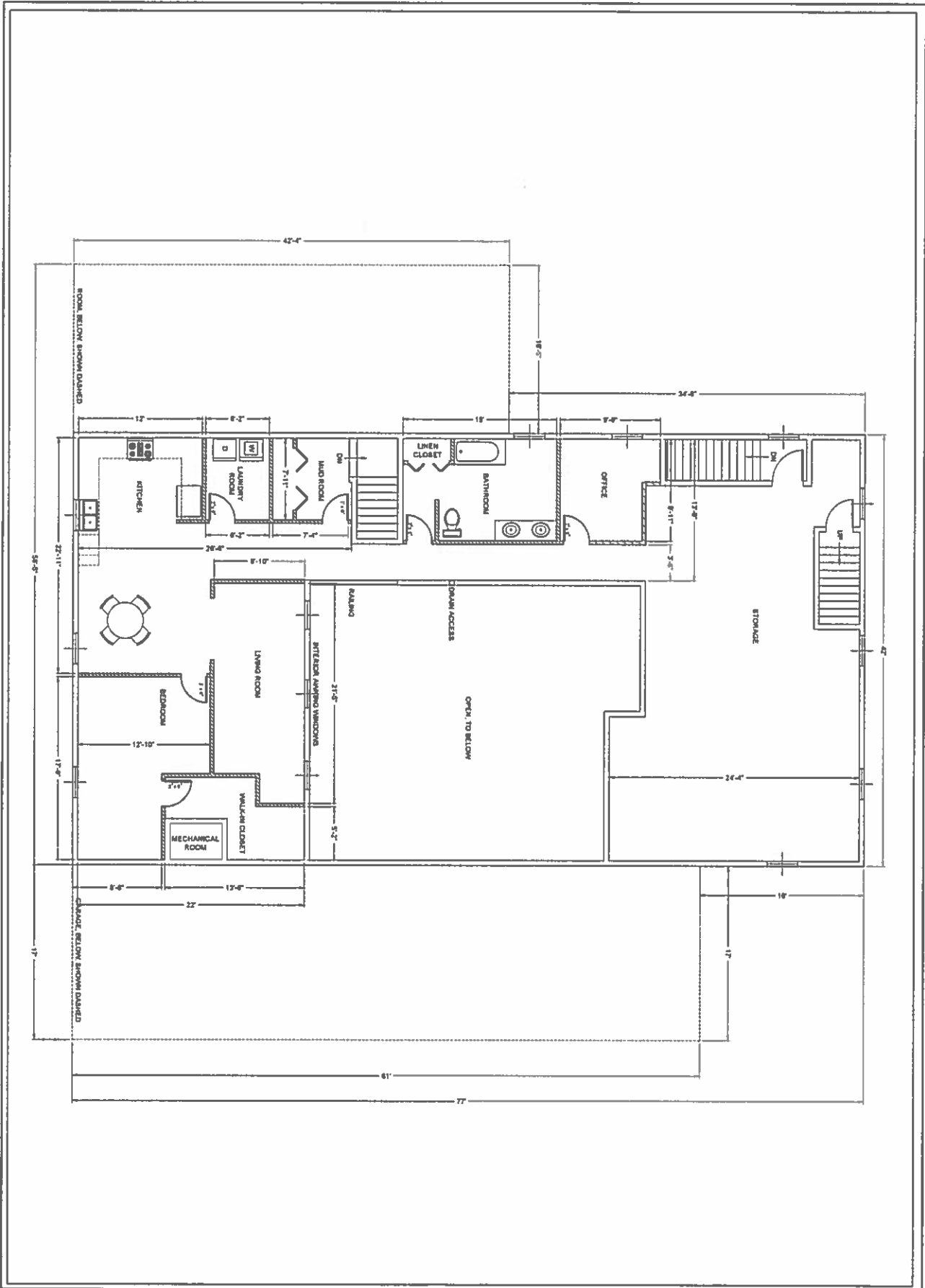
REVISIONS	DATE
1	
2	
3	
4	
5	
6	

TODD CAHILL AND AMY KINCH
 308 PROVIDENCE ROAD
 SOUTH GRAFTON, MA 01560

FIRST FLOOR PLAN

PROJECT NUMBER
 03/25/21
 NOT FOR CONSTRUCTION

SCALE 1/4" = 1'-0"
 SHEET SIZE 24"x36"
 DRAWN BY
 CHECKED BY
 REVISIONS



REVISIONS
 1. _____ DATE _____
 2. _____ DATE _____
 3. _____ DATE _____
 4. _____ DATE _____
 5. _____ DATE _____
 6. _____ DATE _____

NOTES
 ALL SPECIFICATIONS SHALL BE IN ACCORDANCE WITH THE 1997 INTERNATIONAL RESIDENTIAL CODE BOOK.
 REVISIONS:

REVISIONS
 1. _____ DATE _____
 2. _____ DATE _____
 3. _____ DATE _____
 4. _____ DATE _____
 5. _____ DATE _____
 6. _____ DATE _____

REVISIONS
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REVISIONS
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 4. _____ DATE _____
 5. _____ DATE _____
 6. _____ DATE _____

SCALE
 1/4" = 1'-0"
 SHEET SIZE: 24" x 36"
 REVISION:

SECOND FLOOR PLAN

TODD CAHILL AND AMY KINCH
 308 PROVIDENCE ROAD
 SOUTH GRAFTON, MA 01560

A
2



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

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

North Grafton
214 Worcester St.
N. Grafton, MA 01536
508-839-9528

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

Notes:

- 1) A special permits was found for the current owner to allow a museum on the property (bk 58440 pg 217)
- 2) The property is serviced by town water, town sewer and natural gas.
- 4) Contractors 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.

References:

locus deed bk 29042 pg 279
also see
deed bk 14675 pg 313
1914 state highway layout No. 1546
plan book 9 plan 4
plan book 110 plan 64



Locus Map
1"=500'
from MassGIS Oliver data
layers, approximate

ZONING DISTRICT: Village Mixed Use

AREA	REQUIRED	EXISTING
FRONTAGE	140' min.	96.08'
FRONT YARD	30' min.	29.1'
SIDE YARD	15' min.	14' 9" L, 0' 2" R
REAR YARD	15' min.	8.3'
LOT COVERAGE	30% max	47%

The property is entirely located with the Grafton Water Supply Overlay District.

Existing Conditions Plan

located at

308 Providence Road
Grafton, Massachusetts
owned by

**Peter B. Schotanus &
Judith A. Schotanus**

prepared for
Todd Cahill

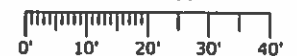
144 Moody St. Bldg. #13
Waltham, MA 02453
May 6, 2021

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 #25027C0841E dated July 4, 2011.



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

Scale: 1"=20'



1914 Mass Highway Layout No. 1546

