



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

Handwritten initials

APPLICATION FOR SPECIAL PERMIT

Application No. SP2020-5/SPA

APPLICANT & PROPERTY OWNER INFORMATION

NAME JULIA T. RANDO
STREET 5 WATERVILLE STREET CITY/TOWN NORTH GRAFTON
STATE MA ZIP 01536 TELEPHONE 631 897 7397
NAME OF PROPERTY OWNER (if different from Applicant) SAME
Deed recorded in the Worcester District Registry of Deeds Book 55953 Page 142

SITE INFORMATION:

STREET AND NUMBER 5 WATERVILLE STREET
ZONING DISTRICT R20 ASSESSOR'S MAP 27 LOT #(S) 87
LOT SIZE 0.35 Acre = 15,246 sq ft FRONTAGE 178'
CURRENT USE Residential single family dwelling with special permit for veterinary office

PROJECT/PLAN INFORMATION:

PLAN TITLE 5 WATERVILLE CONVERSION TO TWO FAMILY DWELLING
PREPARED BY (name/address of PE/Architect) STUDIO 59 EAST, JESSICA SMITH, 59 EAST STREET, N GRAFTON
DATES Spring/Summer 2020

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

Residential uses #2 Detached two-family dwelling

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

Section 5-2

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 hereon is true and complete.

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Applicant's Signature [Signature] Date: 3-13-2020

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

Planning Board
Grafton, MA

EXHIBIT 1a.



PLANNING DEPARTMENT

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APPLICATION FOR SITE PLAN APPROVAL

Application No. SP2020-5/SPA

APPLICANT NAME: JULIA T. RANDO

STREET 5 WATERVILLE STREET CITY/TOWN NORTH GRAFTON

STATE MA ZIP 01536 TELEPHONE 631 897 7397

PROPERTY OWNER NAME: JULIA T. RANDO

STREET 5 WATERVILLE STREET CITY/TOWN NORTH GRAFTON

STATE MA ZIP 01536 TELEPHONE 631 897 7397

Deed recorded in the Worcester District Registry of Deeds Book 55953 Page 142 RECEIVED

CONTACT PERSON'S NAME: JULIA T RANDO

TELEPHONE 631 897 7397

MAR 13 2020

SITE INFORMATION:

STREET AND NUMBER 5 WATERVILLE STREET

ZONING DISTRICT R 20 ASSESSOR'S MAP 27 LOT #(S) 87 Grafton, MA

LOT SIZE 0.35 Acre = 15,246 sq ft FRONTAGE 178'

CURRENT USE Residential Single family dwelling with special permit for veterinary office

PLAN INFORMATION:

PLAN TITLE 5 WATERVILLE CONVERSION TO TWO FAMILY DWELLING

PREPARED BY STUDIO 59 EAST, JESSICA SMITH, 59 EAST STREET, N GRAFTON

DATE PREPARED 3/2/2020 REVISION DATE _____

Describe proposed changes / additions: CONVERT VET OFFICE INTO 3 BEDROOM, 1.5 BATHROOM, KITCHEN/LIVING ROOM. NO EXTERIOR CHANGES.

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] Date: 3-13-2020

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

EXHIBIT 1b.



TOWN OF GRAFTON
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 www.grafton-ma.gov

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Mar 13 2020

TREASURER / COLLECTOR

Planning Board
 Grafton, MA

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 checked="" type="checkbox"/> Planning	_____	✓
<input type="checkbox"/> Board of Health	_____	_____	<input type="checkbox"/> Other	_____	_____

Other Permit: _____

JULIA T RANDO
 Petitioner Name

JULIA T RANDO
 Property Owner / Company Name

5 WATERVILLE STREET
 Petitioner Address

5 WATERVILLE STREET
 Property Address

NORTH GRAFTON, MA 01536
 City, State, Zip

N Grafton, MA 01536
 City, State, Zip

631 897 7397
 Phone

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

Amy Perkins
 Treasurer / Collector Name (please print)

[Signature]
 Treasurer / Collector Signature

3/10/20
 Date

ID	Site Address	Owner Name	Co-Owner Name	Owner Address	Town	State	Zip	Book	Page
019.0-0000-0052.0	62 NORTH MAIN STREET	SHEEHAN KEVIN J		62 NORTH MAIN STREET	N GRAFTON	MA	01536-041	32417	72
019.0-0000-0056.0	7 LELAND AVENUE	KEDDY EVE M, WIERENGA COL	WIERENGA JAMES	7 LELAND AVENUE	N GRAFTON	MA	01536	57604	8
019.0-0000-0062.0	19 LELAND AVENUE	HASKELL MARK	ANDRESSA RIGONI-HAKELL	19 LELAND AVE	N GRAFTON	MA	01536	60822	319
027.0-0000-0069.0	53 NORTH MAIN STREET	ST ANDREWS EPISCOPAL CHU		3 PLEASANT ST	SUTTON	MA	01590	32977	188
027.0-0000-0069.A	55 NORTH MAIN STREET	BELLAVENTI LLC		202 WORCESTER STREET	N GRAFTON	MA	01536	57736	13
027.0-0000-0078.0	41 NORTH MAIN STREET	BCD PROPERTIES LLC		41 NORTH MAIN STREET	N GRAFTON	MA	01536	36917	109
027.0-0000-0079.0	43 NORTH MAIN STREET	RICHARDSON ASHBY A III	43 NORTH MAIN STREET RE.	43 NORTH MAIN STREET	N GRAFTON	MA	01536	40705	238
027.0-0000-0080.0	47 NORTH MAIN STREET	RICHARDSON REALTY LLC		421 E 3RD STREET APT 2	BOSTON	MA	02127	55438	350
027.0-0000-0080.A	49 NORTH MAIN STREET	MADONE REALTY LLC		49 NORTH MAIN STREET	N GRAFTON	MA	01536	48926	140
027.0-0000-0081.0	51 NORTH MAIN STREET	AMSDEN KENNETH M	AMSDEN DENISE	51 NORTH MAIN STREET	N GRAFTON	MA	01536-151	33424	134
027.0-0000-0082.0	56 NORTH MAIN STREET	LI XINGFANG		5 WALDEN STREET UNIT 3	CAMBRIDGE	MA	02140	58178	52
027.0-0000-0083.0	54 NORTH MAIN STREET	JOHNSON DOUGLAS C	HENDRIX WANDA J	20 SECOND STREET	N GRAFTON	MA	01536-152	19471	212
027.0-0000-0084.0	52 NORTH MAIN STREET	HALL JOHN H		125 WORCESTER STREET	N GRAFTON	MA	01536-152	9888	396
027.0-0000-0085.0	50 NORTH MAIN STREET	HALL JOHN H		125 WORCESTER STREET	N GRAFTON	MA	01536	7189	1
027.0-0000-0087.0	5 WATERVILLE STREET	RANDO JULIA		5 WATERVILLE STREET	N GRAFTON	MA	01536	55953	142
027.0-0000-0088.0	7 WATERVILLE STREET	ROBBINS ALISON HART	WINDMILLER BRYAN	7 WATERVILLE STREET	N GRAFTON	MA	01536	56682	179
027.0-0000-0089.0	5 LELAND AVENUE	CHACON JOSE LUIS JR	BANTES-DE CHACON ASTRII	5 LELAND AVENUE	N GRAFTON	MA	01536	57737	46
027.0-0000-0090.0	15 WATERVILLE STREET	ROMAN CATHOLIC BISHOP OF	C/O ST. MARY'S CHURCH	17 WATERVILLE STREET	N GRAFTON	MA	01536	19334	362
027.0-0000-0091.0	9 WATERVILLE STREET	LEBLANC MICHELLE M TRUSTE	LEBLANC IRREVOCABLE TRU	9 WATERVILLE STREET	N GRAFTON	MA	01536	49231	13
027.0-0000-0092.0	11 WATERVILLE STREET	LOBO MARTIN F	LOBO MARY	11 WATERVILLE STREET	N GRAFTON	MA	01536-182	6825	87
027.0-0000-0093.0	16 WATERVILLE STREET	WELLS JOHN		144 WORCESTER STREET	N GRAFTON	MA	01536	21352	269
027.0-0000-0094.0	14 WATERVILLE STREET	WOJTOWICZ STANLEY J JR	WOJTOWICZ DOROTHY M	14 WATERVILLE STREET	N GRAFTON	MA	01536-182	4655	68
027.0-0000-0095.0	12 WATERVILLE STREET	DUNPHY RITA	WALKIEWICZ DARLENE	12 WATERVILLE STREET	N GRAFTON	MA	01536-182	61673	143
027.0-0000-0096.0	10 WATERVILLE STREET	BRAZEAU STEPHEN	BRAZEAU NANCY L	10 WATERVILLE STREET	N GRAFTON	MA	01536	60757	28
027.0-0000-0097.0	8 WATERVILLE STREET	PAGLIONE CARMEN A	PAGLIONE GLORIA J	8 WATERVILLE STREET	N GRAFTON	MA	01536-182	5517	79
027.0-0000-0098.0	6 WATERVILLE STREET	WALSH GARY M	WALSH KAREN A	52 AVON AVENUE	SHREWSBUR	MA	01545	56243	265
027.0-0000-0099.0	2 WATERVILLE STREET	WALSH GARY M & KAREN A	TF WALSH LIVING TRUST	52 AVON AVENUE	SHREWSBUR	MA	01545	43173	48
027.0-0000-0100.0	1 EAST STREET	WALSH GARY M	WALSH KAREN A	52 AVON AVENUE	SHREWSBUR	MA	01545	56081	348
027.0-0000-0101.0	3 EAST STREET	RADZIK NOREEN A		3 EAST STREET	N GRAFTON	MA	01536	44977	342
027.0-0000-0102.0	5 EAST STREET	GRACE GEOFFREY A	GRACE JULIE A	5 EAST STREET	N GRAFTON	MA	01536	52004	96
027.0-0000-0107.0	5 PROSPECT STREET	MORRIS RICHARD E	MORRIS ELIZABETH A	5 PROSPECT STREET	N GRAFTON	MA	01536-182	5099	457
027.0-0000-0108.0	7 PROSPECT STREET	BONINA JOHN M	LARSON CHRISTINA A	5 FORESTDALE ROAD	PAXTON	MA	01612	56924	207
027.0-0000-0140.0	6 EAST STREET	WOJTOWICZ CHRISTINA M		6 EAST STREET	N GRAFTON	MA	01536	41752	307
027.0-0000-0141.0	2 EAST STREET	LINCOLN PRECISION MACHINE		P O BOX 458	N GRAFTON	MA	01536	3249	396
027.0-0000-0142.0	46 NORTH MAIN STREET	ATCHUE NORMAN W	ATCHUE HELEN M	81 SNOW ROAD	N GRAFTON	MA	01536	24117	217
027.0-0000-0143.0	44 NORTH MAIN STREET	WHITNEY JAMES B JR		210 MILK STREET	WESTBORO	MA	01581	44473	229
027.0-0000-0144.0	42 NORTH MAIN STREET	RETHAGE DETLEF	VILLAVICENCIO ALICIA	45 FISKE MILL ROAD	MILFORD	MA	01757	48611	52
027.0-0000-0087.0	5 WATERVILLE STREET	RANDO JULIA		5 WATERVILLE STREET	N GRAFTON	MA	01536	55953	142

EXHIBIT 1d.

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MAR 13 2020

Planning Board
 Grafton, MA

Project Narrative:**Conversion from single family to two family dwelling at 5 Waterville Street,
North Grafton, MA 01536**

I currently own the single family dwelling at 5 Waterville Street (Map 27, lot 87), zoned as R-20, which has a special permit for a veterinary office attached to the house. Since January 2017, I had been actively operating the veterinary office. In 2019, additional parking was added to the lot in order to accommodate the growing business. However, in the past few months, I have closed the veterinary office. At this time, I propose a conversion of the veterinary office into a 3 bedroom and 1.5 bathroom unit. I would like to request a special permit to convert the use of the house from a Single family dwelling with the special permit for the veterinary office, into a two family dwelling.

Multiple properties in the area are used for the purpose of rental properties along Waterville Street, East Street, Prospect Street, and North Main Street, and there are also two-family and multifamily dwellings in this neighborhood.

Currently, the main part of the house is a 3 bedroom 2 bathroom dwelling. The veterinary office has 2 exam rooms, reception area, and treatment area, in addition to storage space. There is an attached single car garage on the northeast side of the property. The property also has off street parking to accommodate 4 cars in the driveway on the northeast side of the property, in addition to 5 cars in the new parking area on the southwest side of the property. All of the proposed work to convert the veterinary office into a 3 bedroom 1.5 bathroom unit will be interior work. There will be no change to the footprint of the house. The house is currently serviced by town water and sewer, so no additional alterations will need to be made to those utilities. There will be no exterior alterations to the building or landscape, and no signs or additional exterior lighting will be required. Refuse collection and disposal will also remain unchanged from the current condition, with single user trash receptacles for each unit.

Since this project is residential in nature, there are no anticipated negative impacts from the use of the property on the neighborhood. A change of use from the veterinary office to a two family dwelling will actually down grade the use of the property, and make less impact on local traffic and neighboring properties.

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EXHIBIT 1 e.**Planning Board
Grafton, MA**

Detailed Description of Proposed Work:

1. Install 1.5 bathrooms in the unit
2. Convert current exam rooms and reception area into 3 bedrooms with closets
3. Convert current treatment room into full kitchen (new cabinets and counters, appliances) with open floor layout into dining and living area
4. Unit already has 2 means of egress, and no exterior work will need to be performed

The plan prepared by Studio 59 East for the building and site will comply with the performance standards set forth in Section 4.2 of the Zoning By-Law (Off-Street Parking and Loading). Furthermore, I will personally oversee and be certain that the property be maintained, and activities on site will be conducted in accordance with the performance standards set forth in Section 4.1 of the Zoning By-Law (Performance Standards).

I have provided the enclosed information to aside the Board and Town of Grafton Departments in their review of this project for its anticipated approval. I look forward to working with you on this project, and I am available to meet and review any aspects of the project if questions arise prior to meeting with the Board.

Sincerely,

Julia T Rando

Owner: 5 Waterville Street

North Grafton, MA 01536



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JULIA TRANDO
 13 Mar 2020
 SWATERVILLE STREET
 CONVERSION TO
 TWO FAMILY
 DWELLING

PLANNING BOARD

WAIVER REQUEST FORM

Please select the waivers you are requesting, followed by a brief explanation as to why the waiver is needed:

Site Plan Requirements (Section 1.3.3.3.d.)

A Site Plan prepared by a professional architect or registered professional engineer, at a scale of one inch equals forty feet (1" = 40'), or at such other scale as may be necessary to show all detail clearly and accurately. Sheet sizes shall not exceed twenty-four inches by thirty-six inches (24" x 36"), and shall not be less than eleven inches by seventeen inches (11" x 17"). If multiple sheets are used they shall be accompanied by an index sheet showing the entire parcel at an appropriate scale.

Click here to enter text.

(1.) Name and address of the person(s) submitting the application;

Click here to enter text.

(2.) Name and address of the owner(s) of the subject property(ies), if different;

Click here to enter text.

(3.) Present use(s) of the land and description and use(s) of existing building(s) thereon, if any;

Click here to enter text.

(4.) Proposed use(s) of the land;

Click here to enter text.

(5.) Proposed use(s) of existing buildings, if any;

Click here to enter text.

(6.) Description and proposed use(s) of the proposed building(s), if any;

Click here to enter text.

(7.) Zoning District(s) in which the parcel is located, including floodplain, if applicable;

Click here to enter text.

(8.) Locus Map (scale of 1"=1,000') and north arrow;

Click here to enter text.

(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;

Click here to enter text.

(10.) Wetlands, Ponds, Streams, or other water bodies, including all applicable buffer zones;

Click here to enter text.

(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;

Click here to enter text.

(12.) Existing and proposed topography at two-foot (2') elevation intervals;

Click here to enter text.

(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;

Click here to enter text.

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**Planning Board
 Grafton, MA**

EXHIBIT 1 f.

(14.) Extent and type of all existing and proposed surfaces (pervious and impervious) on the property, including specific materials; NO EXTERIOR CHANGES TO PROPERTY

Click here to enter text.

(15.) Lot coverage calculations showing percentage of buildings, percentage of pavement, and percentage of open space/ landscaped areas;

Click here to enter text.

(16.) Parking calculations for proposed use(s), including all existing use(s) that will continue to exist on the property, if applicable;

Click here to enter text.

(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; NO EXTERIOR CHANGES TO PROPERTY

Click here to enter text.

(18.) Driveways and driveway openings/entrances;

Click here to enter text.

(19.) Parking and loading spaces;

Click here to enter text.

(20.) Service areas and all facilities for screening;

Click here to enter text.

(21.) Landscaping;

Click here to enter text.

(22.) Lighting;

Click here to enter text.

(23.) Proposed signs (business, traffic, etc.);

Click here to enter text.

(24.) Sewage, refuse and other waste disposal;

Click here to enter text.

(25.) Stormwater management facilities (drainage);

Click here to enter text.

(26.) All structures and buildings associated with the proposed and existing use(s) on the property;

Click here to enter text.

(27.) Exterior storage areas and fences;

Click here to enter text.

(28.) Utilities and their exterior appurtenances (e.g., fire connections);

Click here to enter text.

(29.) Provisions for dust and erosion control;

Click here to enter text.

(30.) Any existing vegetation;

Click here to enter text.

(20) - (30): NO EXTERIOR CHANGES TO PROPERTY

Stormwater Management Hydrological Study (Section 1.3.3.3.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).

Click here to enter text.

NO EXTERIOR CHANGES TO PROPERTY

JULIA TRAVUO
13 MAR 2020
5 WATERVILLE STREET
CONVERSION TO TWO
FAMILY DWELLING
Town of Grafton

Waiver Request Form – Page 3 of 3

Earthwork Calculations (Section 1.3.3.3f.)

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.

Click here to enter text.

NO EXTERIOR CHANGES TO PROPERTY

Written statements from the following:

Click here to enter text.

(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 4.2 of the Zoning By-Law.

Click here to enter text.

(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.

Click here to enter text.

Traffic Study (Section 8.2)

A traffic study shall be submitted with each application for a subdivision of greater than 20 units, special permit or special permit with site plan review, or where required by the Planning Board, unless otherwise waived by a four-fifths (4/5) vote of the SPGA.

Click here to enter text.

CONVERSION FROM ONE FAMILY TO TWO FAMILY DWELLING
NO EXTERIOR CHANGES TO PROPERTY

5 Waterville Street, North Grafton, MA



Property Information

Property ID 027.0-0000-0087.0
 Location 5 WATERVILLE STREET
 Owner RANDO JULIA



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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MAR 13 2020

Planning Board
 Grafton, MA

EXHIBIT 1g.

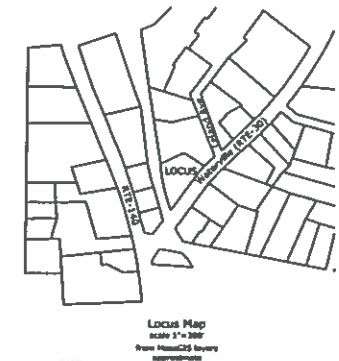
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EXISTING AS OF JUNE 2019

MAR 13 2020 EXISTING 2018

Planning Board
Grafton, MA

PROPOSED



Legend

- Catch Basin
- Drain Manhole
- Proposed Catchment
- Proposed Spot Grade
- Utility Pole
- Water Gate Valve
- Hydrant
- Well
- Stone Wall
- Iron Pipe
- Sign

REVISIONS

No.	Date	Design	Checked
1			
2			
3			
4			

Field By: SHY 4/17/18
Designed By: MGH 4/18/18
Drawn By: BD4 4/18/18
Checked By: MGH 4/20/18

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

Bellingham
187 Hartford Ave.
Bellingham, MA 02019
508-866-4130

North Grafton
214 Worcester St.
N. Grafton, MA 01538
508-530-0526

1115 Main Street
Hanson, MA 02341
781-284-1444
www.landplanninginc.com

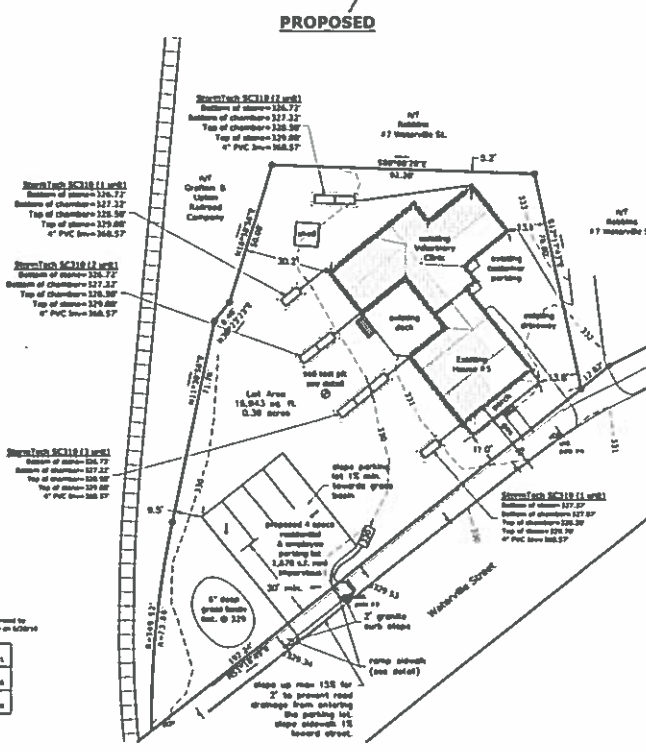
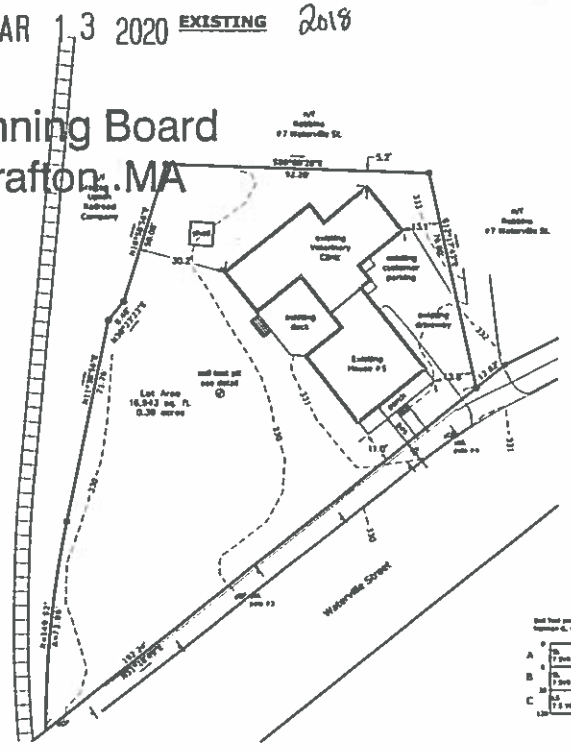
Site Plan
for new construction of
Proposed Parking Lot

Located at
#5 Waterville Street
Grafton, MA
Accessors Map 27 Parcel 87
Deed Book 35923 page 142

owned by
Julia Rando
5 Waterville Street,
N. Grafton 01536

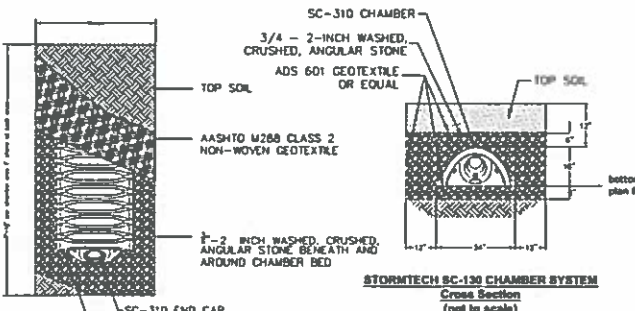
Scale: 1"=20'
0' 10' 20' 40'

Date: July 5, 2018 Sheet No. 1 of 1
Job No. (1728)



- General Utility Notes:**
1. Plans 4" Lash and steel all disturbed areas of the project are otherwise improved.
 2. All underground utility locations shown are based on field evidence and records provided to Land Planning, Inc. These locations should be considered approximate. Other utilities may exist which are not evident or for which record information was not found. The contractor must contact all utility companies and "Dig Safe" before excavating begins. We assume no responsibility for damages incurred as a result of utilities omitted or inaccurately shown.
 3. It is the responsibility of the contractor to review all of the drawings and specifications associated with this project set and project scope prior to the initiation of construction. Should the contractor find a conflict with the documents, relative to the specifications or suppose shown on any plan, the contractor is responsible to notify the project engineer of record in writing prior to the start of construction. Failure by the contractor to notify the project engineer shall constitute acceptance of full responsibility by the contractor to complete the work as depicted by the drawings and to full conformance with local regulations and codes.

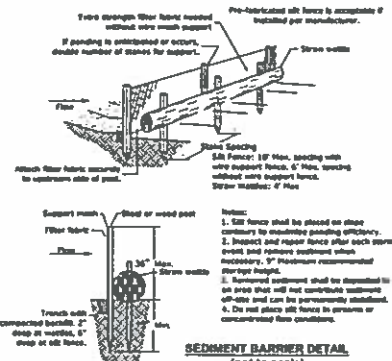
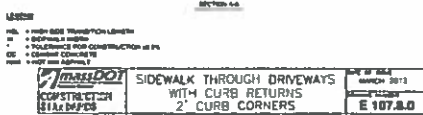
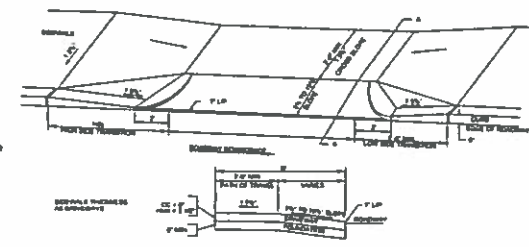
- Erosion & Sediment Control Notes:**
1. The contractor and all subcontractors are to be made aware that this project is subject to an order of conditions from the Conservation Commission and its regulations applicable to the project. A copy of this Order is to be readily available on site at all times.
 2. Sediment barriers are to be installed where shown on any plan. The contractor and the owner are responsible for the proper maintenance of the sediment barriers and to timely and correct all sources of erosion. Erosion sediment barriers installed on the disturbed site in order to timely repair erosion areas. Products maintenance of the erosion control structures. It is required in order to insure the erosion barriers are installed in a timely manner.
 3. Stabilized material that is subject to erosion shall be protected at its base on the down-slope side with a 18" berm.
 4. Temporary stabilization of disturbed areas is required to limit erosion toward existing properties and public ways. All graded areas are to be stabilized on a daily basis with erosion control fabric to avoid erosion runoff through gutters toward the roadway. Erosion control fabric are to be replaced on a daily basis.
 5. The contractor is to use proper techniques relative to construction practices during adverse weather conditions or periods of high precipitation. No work is to be performed near the roadway areas during periods of heavy rain. Inspection is required after each rain event that is equal to or greater than 0.25 inches.
 6. All graded areas are to be covered and treated as soon as possible in order to limit the soil erosion of the erosion control fabric. A grass seed mixture of 30% Ryegrass, 70% Fescue is to be used for all graded areas. The contractor shall ensure that all vegetation areas have been installed.
 7. The sediment barriers shall remain in place until all sediment areas have been installed.
 8. During periods of heavy rainfall, it will be required to interrupt construction of the undisturbed areas. Immediate attention to the maintenance of these erosion areas will further limit the potential stabilization of the erosion control fabric and the erosion control fabric.
 9. Permits installation of the erosion control fabric are to be performed by a licensed representative who will insure the adherence to the regulations set forth in 303 CMR 10.00. No unapproved individuals are to alter the construction area without the consent of the owner.
 10. The applicant is to notify the Conservation Commission when the disturbed work has been completed and the entire job has been properly installed. Upon approval of the work subject to the Order of Conditions, the applicant is to receive a Certificate of Completion.



ZONING DISTRICT: R-3B
REQUIRED

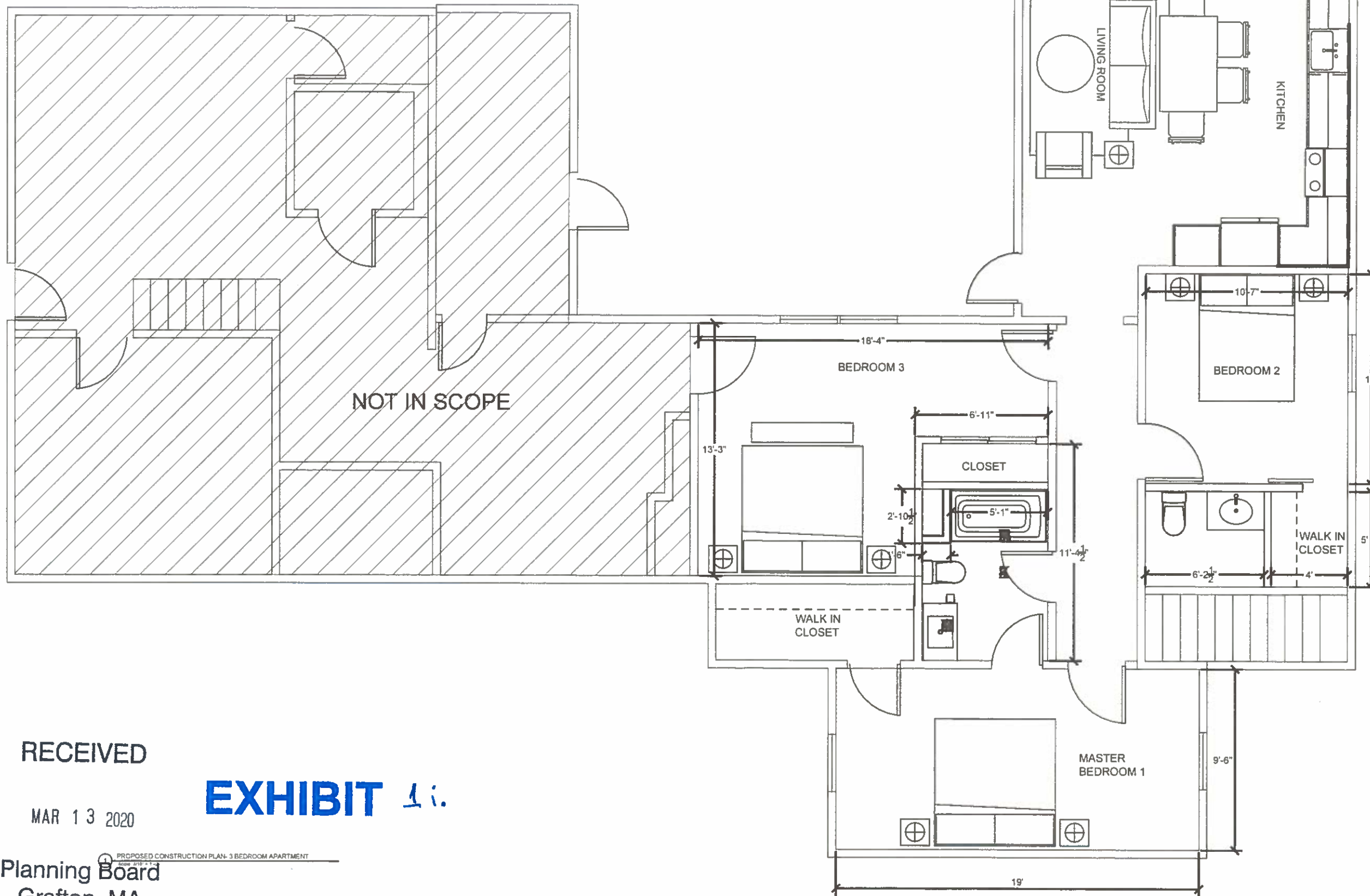
AREA	REQUIREMENT
FRONT YARD	25% (17)
REAR YARD	25% (17)
DECK YARD	25% (17)
DECK YARD	25% (17)

Note: The site is entirely located within the Ordinance Water Supply Protection Overlay.
Water Supply Protection Area Guidelines
Existing Impervious: 3,517 S.F. (13.2%)
Proposed Impervious: 3,597 S.F. (13.2%)



Date: September 6, 2018, PE # 31087

EXHIBIT 1h.



**RANDO
CONVERSION**

5 WATERVILLE STREET
NORTH GRAFTON, MA
01536

JULIA RANDO

INTERIOR DESIGN
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INSPIRED INTERIORS

CONSULTANTS:
LANDSCAPE ARCHITECT

CIVIL ENGINEER

STRUCTURAL ENGINEER

MEP ENGINEER

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REGISTRATION

Project number	
Date	02/12/2020
Drawn by	J. SMITH
Checked by	J. SMITH
Scale	AS NOTED

REVISIONS	

NEW
CONSTRUCTION

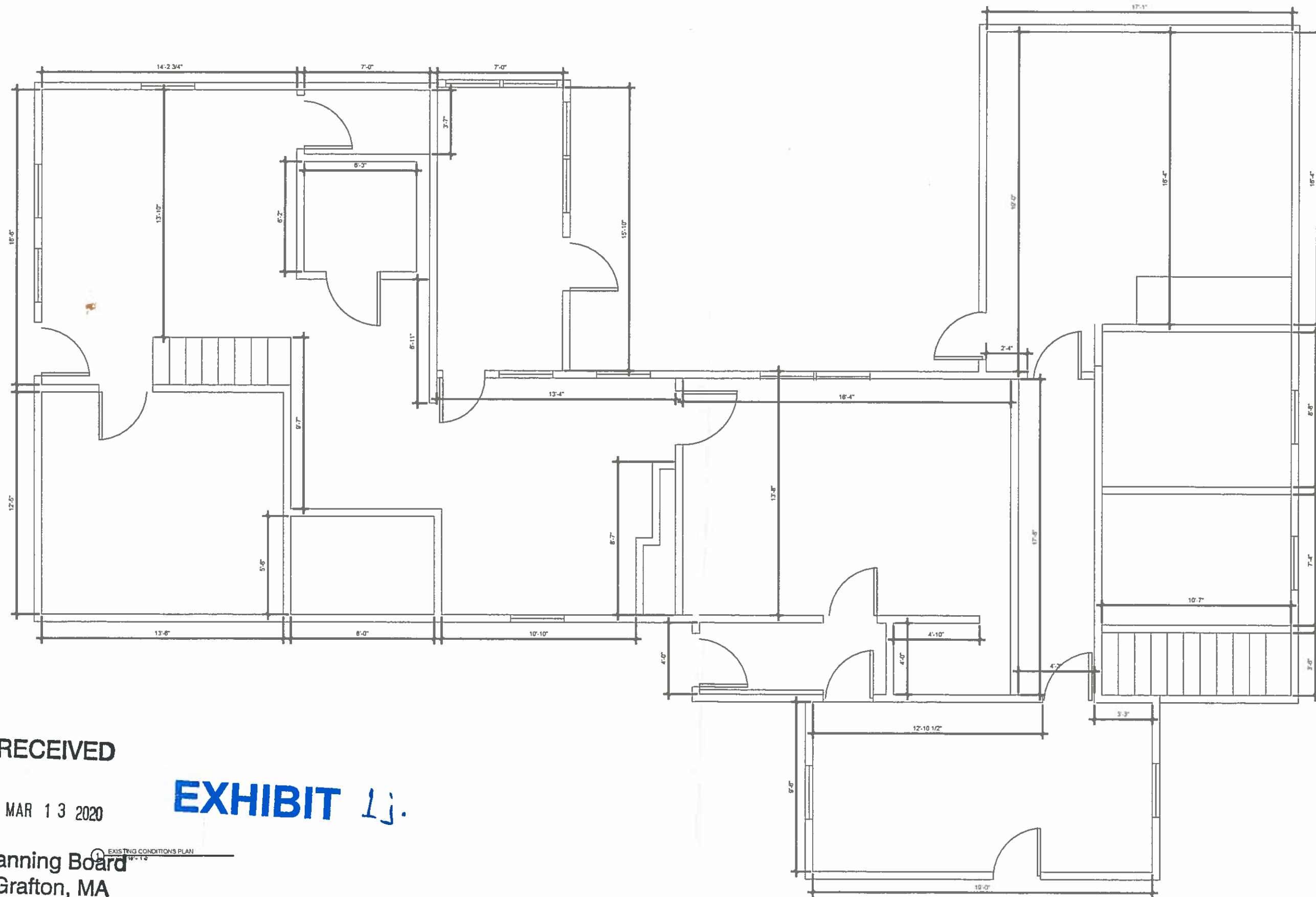
A-101

RECEIVED

MAR 13 2020

EXHIBIT *1i.*

PROPOSED CONSTRUCTION PLAN- 3 BEDROOM APARTMENT
Planning Board
Grafton, MA



**RANDO
CONVERSION**

5 WATERVILLE STREET
NORTH GRAFTON, MA
01536

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CIVIL ENGINEER

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PROSECUTION UNDER LAW

REGISTRATION

Project number: _____
Date: 08/02/2020
Drawn by: J. SMITH
Checked by: J. SMITH
Scale: AS NOTED

REVISIONS

NO.	DATE	DESCRIPTION

EXISTING
CONDITIONS

A-100

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MAR 13 2020

EXHIBIT Lj.

Planning Board
Grafton, MA

EXISTING CONDITIONS PLAN