



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. SP2021-03/SPA

APPLICANT & PROPERTY OWNER INFORMATION

NAME Keith Torrey
STREET 51 Lancaster Road CITY/TOWN Clinton
STATE MA ZIP 01510 TELEPHONE 508-439-3621
NAME OF PROPERTY OWNER (if different from Applicant)
Deed recorded in the Worcester District Registry of Deeds Book 61469 Page 398

SITE INFORMATION:

STREET AND NUMBER 8 Linda Circuit
ZONING DISTRICT R20 (see attached) ASSESSOR'S MAP 28 LOT #(S) 70.0
LOT SIZE 9583 sq ft / .22 acres FRONTAGE 3 Fronts (101.89) (105.52) (85.9)
CURRENT USE 1010

PROJECT/PLAN INFORMATION:

PLAN TITLE Proposed Floor Plan (see attached)
PREPARED BY (name/address of PE/Architect) David Sullivan (DLS Services)
DATES 3/15/21

RECEIVED

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

9- Accessory Apartment

MAR 30 2021

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

Planning Board
Grafton, MA

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 Keith Torrey

Date: 3-25-21

Property Owner's Signature (if not Applicant)

Date:



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PLANNING DEPARTMENT

**APPLICATION FOR SITE PLAN APPROVAL**

Application No. SP2021-03/SPA

APPLICANT NAME: Keith Torrey

STREET 51 Lancaster Road CITY/TOWN Grafton

STATE MA ZIP 01510 TELEPHONE 508-439-3621

PROPERTY OWNER NAME: (same)

STREET \_\_\_\_\_ CITY/TOWN \_\_\_\_\_

STATE \_\_\_\_\_ ZIP \_\_\_\_\_ TELEPHONE \_\_\_\_\_

Deed recorded in the Worcester District Registry of Deeds Book 61469 Page 398

CONTACT PERSON'S NAME: Keith Torrey

TELEPHONE 508-439-3621

**SITE INFORMATION:**

STREET AND NUMBER 8 Linda Circuit

ZONING DISTRICT R20 (see attached) ASSESSOR'S MAP 28 LOT #(S) 70.0

LOT SIZE 9583 sq ft / .22 acres FRONTAGE 3 Fronts (101.89)(105.52)(85.9)

CURRENT USE 1010

**RECEIVED**

**PLAN INFORMATION:**

PLAN TITLE Proposed Floor Plan (see attached)

PREPARED BY David Sullivan (DLS Services) MAR 30 2021

DATE PREPARED 3/15/21 REVISION DATE \_\_\_\_\_

Describe proposed changes / additions: (see attached)

**Planning Board  
Grafton, MA**

**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 Keith Torrey Date: 3-25-21

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



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

Other Permit: \_\_\_\_\_

Keith Torrey  
 Petitioner Name

Keith Torrey  
 Property Owner / Company Name

51 Lancaster Road  
 Petitioner Address

8 Linda Circuit  
 Property Address

Clinton, MA 01510  
 City, State, Zip

Grafton, MA, 01536  
 City, State, Zip

508-439-3621  
 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

3/15/2021  
 Date

8 Linda Circuit 3/16/2021  
 Mary Moran

| ID                | Site Address     | Owner Name                              | Co-Owner Name                   | Owner Address    | Owner City   | Owner State | Owner Zip  | Last Sale Book | Last Sale Page |
|-------------------|------------------|---|---------------------------------|------------------|--------------|-------------|------------|----------------|----------------|
| 028.0-0000-0042.0 | 33 KAYE CIRCLE   | MANCINI, NICHOLAS JAY                   |                                 | 33 KAYE CIRCLE   | N GRAFTON MA |             | 01536      | 61221          | 42             |
| 028.0-0000-0043.0 | 31 KAYE CIRCLE   | LOCKHART, KATELYNN A                    |                                 | 31 KAYE CIRCLE   | N GRAFTON MA |             | 01536      | 62737          | 87             |
| 028.0-0000-0075.0 | 92 SNOW ROAD     | AHERN, JUDITH D                         |                                 | 92 SNOW ROAD     | N GRAFTON MA |             | 01536      | 59945          | 365            |
| 028.0-0000-0073.0 | 90 SNOW ROAD     | BELSITO GEORGE J                        | BELSITO KATHLEEN M              | 90 SNOW ROAD     | N GRAFTON MA |             | 01536-1715 | 28362          | 338            |
| 028.0-0000-0061.0 | 3 LINDA CIRCUIT  | PURI, MATTHEW A                         |                                 | 3 LINDA CIRCUIT  | N GRAFTON MA |             | 01536      | 60284          | 66             |
| 028.0-0000-0062.0 | 5 LINDA CIRCUIT  | GOULD COLLEEN T                         |                                 | 5 LINDA CIRCUIT  | N GRAFTON MA |             | 01536-1709 | 35813          | 260            |
| 028.0-0000-0063.0 | 7 LINDA CIRCUIT  | MATSON EDWARD L                         | MATSON SHIRLEY L                | 7 LINDA CIRCUIT  | N GRAFTON MA |             | 01536-1709 | 4185           | 239            |
| 028.0-0000-0064.0 | 9 LINDA CIRCUIT  | MONTAGUE PAUL P & MAUREEN R             | MONTAGUE REALTY TRUST           | 9 LINDA CIRCUIT  | N GRAFTON MA |             | 01536-1709 | 53102          | 44             |
| 028.0-0000-0045.0 | 21 KAYE CIRCLE   | PINZINO CHRISTOPHER F                   | PINZINO ELIZABETH               | 21 KAYE CIRCLE   | N GRAFTON MA |             | 01536      | 48010          | 366            |
| 028.0-0000-0048.0 | 16 KAYE CIRCLE   | CANNON COLLEEN E                        |                                 | 16 KAYE CIRCLE   | N GRAFTON MA |             | 01536      | 40278          | 10             |
| 028.0-0000-0049.0 | 14 KAYE CIRCLE   | BUSTOS JAMES                            | BUSTOS ASHLEY                   | 14 KAYE CIRCLE   | N GRAFTON MA |             | 01536      | 53882          | 33             |
| 028.0-0000-0050.0 | 12 KAYE CIRCLE   | ROY MARYELLEN TRUSTEE                   | MARYELLEN ROY REVOCABLE TRUST   | 12 KAYE CIRCLE   | N GRAFTON MA |             | 01536      | 59086          | 318            |
| 028.0-0000-0051.0 | 10 KAYE CIRCLE   | COTE NORMAN & PHYLLIS                   | COTE KIM M                      | 10 KAYE CIRCLE   | N GRAFTON MA |             | 01536      | 54933          | 284            |
| 028.0-0000-0052.0 | 8 KAYE CIRCLE    | POSCILLO ALYSON C                       |                                 | 8 KAYE CIRCLE    | N GRAFTON MA |             | 01536      | 44390          | 91             |
| 028.0-0000-0053.0 | 6 KAYE CIRCLE    | SHANKS KAREN A                          |                                 | 6 KAYE CIRCLE    | N GRAFTON MA |             | 01536      | 42544          | 207            |
| 028.0-0000-0004.0 | 83 SNOW ROAD     | MAGNANT, MARIE                          |                                 | 83 SNOW ROAD     | N GRAFTON MA |             | 01536      | 62077          | 171            |
| 028.0-0000-0009.C | 93 SNOW ROAD     | BROOKS, JAYSON                          | BROOKS, ELIZABETH               | 93 SNOW RAD      | N GRAFTON MA |             | 01536      | 59471          | 337            |
| 028.0-0000-0047.0 | 18 KAYE CIRCLE   | FROMENT RONALD L                        | FROMENT CAROL A                 | 18 KAYE CIRCLE   | N GRAFTON MA |             | 01536-1708 | 5010           | 472            |
| 028.0-0000-0065.0 | 11 LINDA CIRCUIT | REMILLARD PATRICIA K TRUSTEE            | O'NEILL IRREVOCABLE TRUST       | 11 LINDA CIRCUIT | N GRAFTON MA |             | 01536      | 43131          | 385            |
| 028.0-0000-0071.0 | 6 LINDA CIRCUIT  | DELGADO VIOLA YVONNE                    |                                 | 6 LINDA CIRCUIT  | N GRAFTON MA |             | 01536      | 56836          | 347            |
| 028.0-0000-0072.0 | 4 LINDA CIRCUIT  | ALCOCK TYLER K                          |                                 | 4 LINDA CIRCUIT  | N GRAFTON MA |             | 01536      | 57855          | 93             |
| 028.0-0000-0074.0 | 2 LINDA CIRCUIT  | SEASE BARBARA I                         |                                 | 2 LINDA CIRCUIT  | N GRAFTON MA |             | 01536-1710 | 7100           | 368            |
| 028.0-0000-0044.0 | 29 KAYE CIRCLE   | LUNDELL KARL J                          | LUNDELL ERIN M                  | 29 KAYE CIRCLE   | N GRAFTON MA |             | 01536      | 56297          | 268            |
| 028.0-0000-0009.B | 91 SNOW ROAD     | BARIL GLORIA A & THEODORE PAUL TRUSTEES | GT BARIL REVOCABLE FAMILY TRUST | 91 SNOW ROAD     | N GRAFTON MA |             | 01536      | 61130          | 185            |
| 028.0-0000-0102.0 | 3 GREANY DRIVE   | SIKORA ANTHONY J                        | SIKORA DEBRA J                  | 3 GREANY DRIVE   | N GRAFTON MA |             | 01536      | 17237          | 108            |
| 028.0-0000-0103.0 | 5 GREANY DRIVE   | SULLIVAN RICHARD F                      | DAYNE LISA R                    | 5 GREANY DRIVE   | N GRAFTON MA |             | 01536      | 22316          | 123            |
| 028.0-0000-0028.0 | 20 KAYE CIRCLE   | BROUSSEAU DEBORAH A                     | BROUSSEAU DWAYNE W              | 20 KAYE CIRCLE   | N GRAFTON MA |             | 01536-1708 | 26798          | 96             |
| 028.0-0000-0068.0 | 84 SNOW ROAD     | HOLDSWORTH PAUL MARTIN                  | HOLDSWORTH KATHLEEN A           | 84 SNOW ROAD     | N GRAFTON MA |             | 01536      | 15710          | 41             |
| 028.0-0000-0069.0 | 86 SNOW ROAD     | PAVONI RICHARD LIFE ESTATE              | CARDIN TRACY, LATTER ANGELA     | 86 SNOW ROAD     | N GRAFTON MA |             | 01536      | 58739          | 201            |
| 028.0-0000-0009.0 | 42 EAST STREET   | BROOKS GEORGE C/MARJORIE A TRUSTEES     | BROOKS FAMILY TRUST             | 21 EAST STREET   | N GRAFTON MA |             | 01536-1831 | 20428          | 197            |
| 028.0-0000-0070.0 | 8 LINDA CIRCUIT  | TORREY, KEITH                           | TORREY, MARIA                   | 8 LINDA CIRCUIT  | N GRAFTON MA |             | 01536      | 60339          | 232            |

**ZONING DISTRICT – R20 – Water Supply Protection Overlay District**

**PLAN TITLE:** PROPOSED FLOOR PLAN

**PREPARED BY:** DAVID SULLIVAN (DLS SERVICES)

**DATE PREPARED:** 03/15/2021

**Describe proposed changes/ additions:** Owner is looking to add a legal accessory dwelling unit to the home located on 8 Linda Circuit, North Grafton, MA. Owner has taken all necessary building codes into consideration to include adding (2) code compliant means of egress from accessory dwelling, a full bathroom, eat-in kitchen and a legal habitable bedroom.

# ACCESSIBLE DWELLING UNIT 542 SQ/FT

8 LINDA CIRCUIT  
NORTH GRAFTON, MA.  
PROPERTY ID: 028.0-0000-0070.0



## CODE REVIEW

- 542 SQUARE FEET HABITABLE SPACE
- R300 8% NATURAL LIGHT (45 SQFT REQUIRED 26 SQFT PROVIDED)
- R301 4% VENTILATION (21.5 SQFT REQUIRED 26 SQFT PROVIDED)
- R304 70 SQFT MINIMUM AREA HABITABLE ROOM (83 SQFT)
- R305 7 FEET MINIMUM CEILING HEIGHT (7'-6" PROVIDED)
- R308 SANITATION (W.C. LAV AND BATH REQUIRED AND PROVIDED)
- R316 EMERGENCY ESCAPE AND RESCUE OPENING (NEW PROVIDED)
- R311 MEANS OF EGRESS (EXIT REQUIRED NEW WALKWAY PROVIDED)

PROJECT NAME  
**8 LINDA CIRCUIT**  
NORTH GRAFTON, MASSACHUSETTS

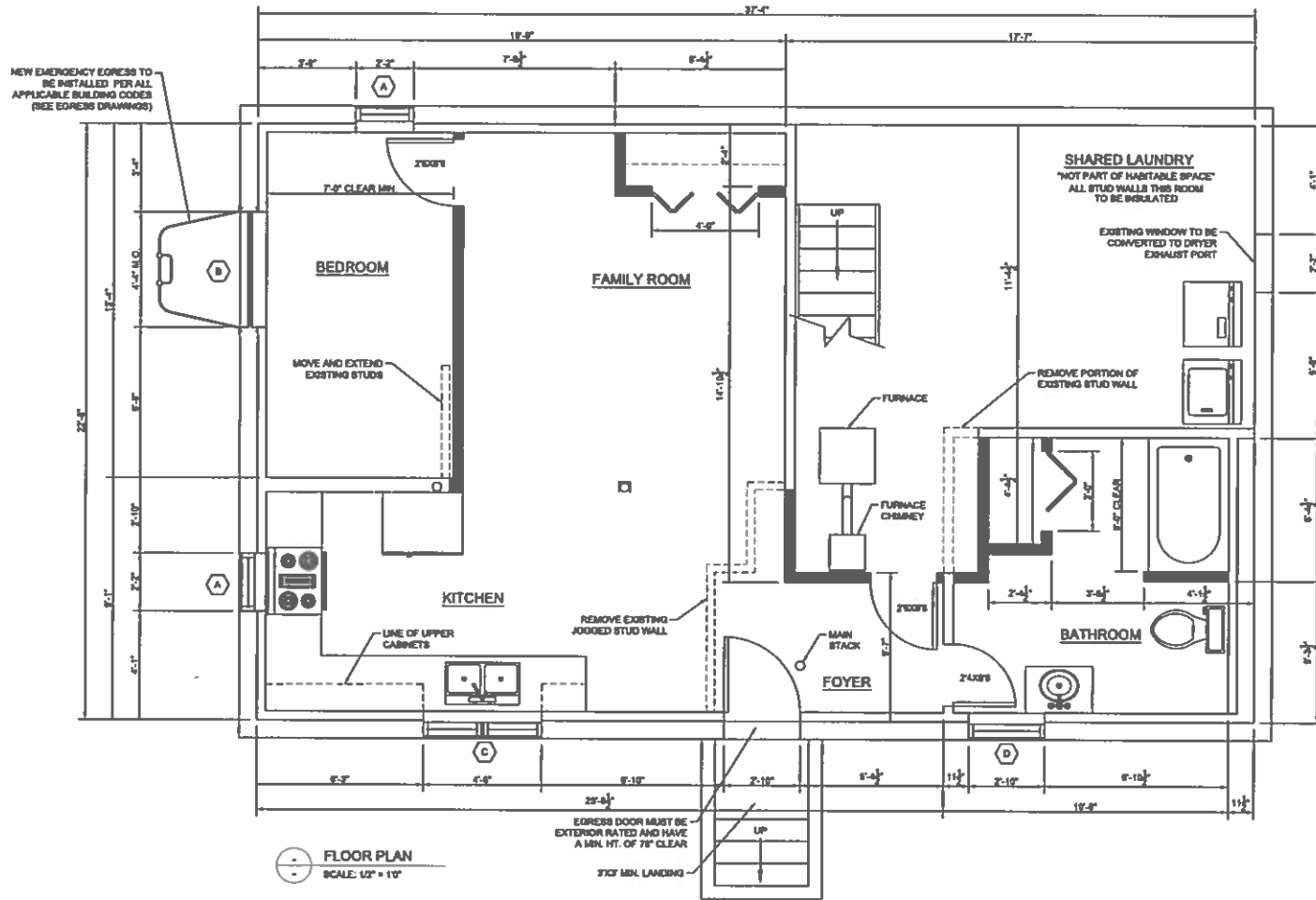
TITLE

DLS SERVICES  
ROLYNSBORO, MA  
(413) 848-4139

DRAWN BY: DLS  
DATE: 03/15/2021  
SCALE: NA  
CHECKED BY: [Signature]  
PROJECT NO: 08-2021  
DRAWING NO:

A-0

| WINDOW SCHEDULE |       |        |             |                  |
|-----------------|-------|--------|-------------|------------------|
| SYM             | COUNT | TYPE   | SIZE        | NOTES            |
| A               | 2     | HOPPER | 2'2"X1'0"   |                  |
| B               | 1     | OH     | 4'X3'0"     | EMERGENCY EGRESS |
| C               | 1     | OH (C) | 4'X2'11"    |                  |
| D               | 1     | SLIDER | 2'10"X2'10" |                  |

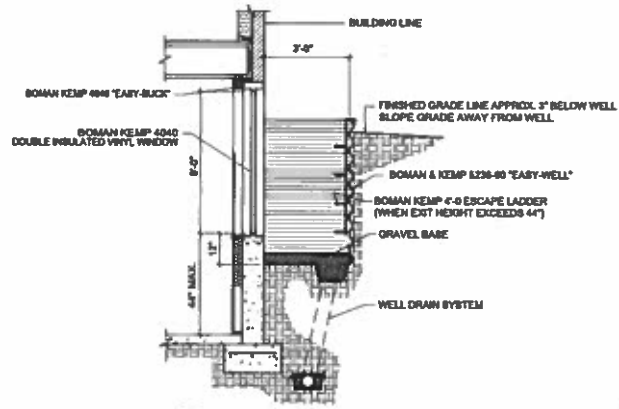


8 LINDA CIRCUIT  
NORTH GRAFTON, MASSACHUSETTS  
PROPOSED FLOOR PLAN

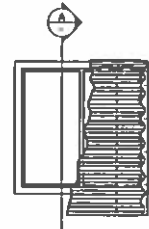
DLS SERVICES  
ROUSHAMPTON, MA  
(413) 884-9126

ISSUED BY: DLS  
DATE: 03/15/2021  
SCALE: 1/2" = 1'-0"  
DRAWN BY:  
PROJECT NO: 08-2021  
SHEET NO:

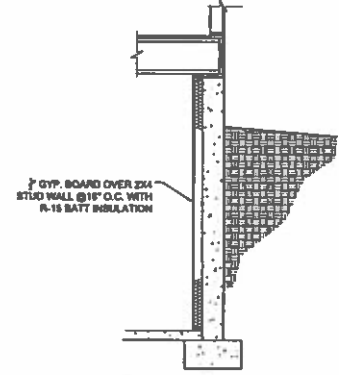
- CONSTRUCTION NOTES:**
- BUILDER TO ENSURE ALL LOCAL AND FEDERAL BUILDING CODES ARE STRICTLY ADHERED TO.
  - CONSTRUCTION TO INCLUDE ALL FINISH MATERIALS INCLUDING BASEBOARD, WINDOW AND DOOR TRIM
  - GYP. BOARD FOR BATHROOM TO BE MOISTURE AND MOLD RESISTANT
  - COLUMNS TO BE FURRED AND SHEETROCKED WITH 1/2" GYP. BOARD.
  - EXTERIOR DOOR TO BE SOLID EXTERIOR RATED.



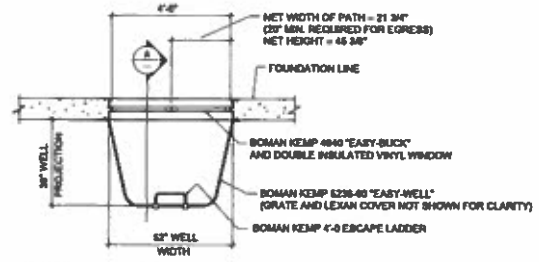
⊖ WALL SECTION THRU WINDOW WELL



⊖ WINDOW ELEVATION WITH WELL



⊖ TYPICAL WALL SECTION  
SCALE: 1/2" = 1'



⊖ PLAN VIEW WINDOW WELL  
3/8\"/>

**8 LINDA CIRCUIT**  
NORTH GRAFTON, MASSACHUSETTS

DETAILS

DLS SERVICES  
2500 WASHINGTON AVE  
NORFOLK, MA 01908-1228

DATE: 03/15/2011  
SCALE: 1/8" = 1'-0"  
PROJECT: 040  
SHEET: 01

A-2