

# EXHIBIT 1a

# FILE

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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@graffton-ma.gov  
www.graffton-ma.gov

MAY - 8 2017

PLANNING BOARD  
GRAFTON, MA

### APPLICATION FOR SITE PLAN APPROVAL

Application No. SPA 2017-1

APPLICANT NAME: R.S.O. Reality LLC

STREET 27A Pineland Ave CITY/TOWN Worcester

STATE MA ZIP 01604 TELEPHONE 508 752-6809

PROPERTY OWNER NAME: Forbes Anderson

STREET 126 Worcester St CITY/TOWN GRAFTON

STATE MA ZIP 01536 TELEPHONE \_\_\_\_\_

Deed recorded in the Worcester District Registry of Deeds Book \_\_\_\_\_ Page \_\_\_\_\_

CONTACT PERSON'S NAME: Tom O'Malley

TELEPHONE 508

### SITE INFORMATION:

STREET AND NUMBER 126 Worcester St, N. Grafton, MA

ZONING DISTRICT DU/MSPOD ASSESSOR'S MAP 45 LOT #(S) 33

LOT SIZE 1 ACRE FRONTAGE 170'

CURRENT USE 2 Family Residential Rental

### PLAN INFORMATION:

PLAN TITLE Parking Permit Plan

PREPARED BY HS + T Group, Inc

DATE PREPARED 4/13/17 REVISION DATE \_\_\_\_\_

Describe proposed changes / additions: INTERNAL construction changes only  
From Two-Family Residential housing TO open chiropractic clinic

### 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 Tom O'Malley Date: 5/8/17

Property Owner's Signature (if not Applicant) \_\_\_\_\_ Date: 5/8/17



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TREASURER / COLLECTOR

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**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.

	<b>Permit Issued?</b>			<b>Permit Issued?</b>	
	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	_____	_____

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

**PLANNING BOARD**  
**GRAFTON, MA**

Ms Thomas + Kathleen O'Malley  
 Petitioner Name

Forbes Anderson  
 Property Owner / Company Name

27A Pineland Ave,  
 Petitioner Address

126 Worcester Street  
 Property Address

Worcester MA 01604  
 City, State, Zip

Grafton, MA 01536  
 City, State, Zip

508 752-6809  
 Phone

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

Tina Abou  
 Treasurer / Collector Name (please print)

[Signature]  
 Treasurer / Collector Signature

4/17/2017  
 Date

126 Worcester Street  
Map 45, Lot 33

*Tammy Kalinowski*  
Tammy Kalinowski, Office Manager

PARCEL ID	LOCATION	OWNER 1	OWNER 2	ADDRESS	CITY	ST	ZIP	BK	PG
110/036.0-0000-0143.0	137 WORCESTER STREET	POTT'S JESSICA		13 CHERYL DRIVE	GRAFTON	MA	01519	30232	194
110/036.0-0000-0145.0	134 WORCESTER STREET	FAWAZ EL KHOURY TRUSTEE	WORCESTER STREET REALTY TRU	10 ELI WHITNEY STREET	WESTBORO	MA	01581	22504	294
110/036.0-0000-0146.0	130 WORCESTER STREET	FAWAZ EL KHOURY TRUSTEE	ZAWAF REALTY TRUST	10 ELI WHITNEY ROAD	WESTBORO	MA	01581	25546	272
110/036.0-0101-0144.0	135 WORCESTER STREET	DESTEFANO MONICA		1518 BURGOS DRIVE	SARASOTA	FL	34238	28882	89
110/036.0-0102-0144.0	135 WORCESTER STREET	CHANG SERENA		41 FOREST LANE	S BARRINGTON IL	IL	60010	31889	70
110/036.0-0103-0144.0	135 WORCESTER STREET	MAGLIARO STEVEN J		135 WORCESTER STREET	UNIT 3N GRAFTON	MA	01536	46749	48
110/045.0-0000-0026.0	125 REAR WORCESTER STREET	HALL JOHN H	HALL CATHY A	50 NORTH MAIN STREET	N GRAFTON	MA	01536	6982	358
110/045.0-0000-0027.0	123 WORCESTER STREET	KUNST KENNETH J		123 WORCESTER STREET	N GRAFTON	MA	01536	37813	145
110/045.0-0000-0028.0	125 WORCESTER STREET	HALL JOHN H	HALL CATHY A	50 NORTH MAIN STREET	N GRAFTON	MA	01536	6982	359
110/045.0-0000-0030.0	127 WORCESTER STREET	BEACH MELVIN C LIFE ESTATE	REZUKE ROBERT & SHARON	127 WORCESTER STREET	N GRAFTON	MA	01536	28155	018
110/045.0-0000-0031.0	131 WORCESTER STREET	DUMAS MARGARET M & EVAN J	DUMAS NICOLE	131 WORCESTER STREET	N GRAFTON	MA	01536	49592	258
110/045.0-0000-0033.0	126 WORCESTER STREET	ANDERSON FORBES		24 KEITH HILL ROAD	GRAFTON	MA	01519	27866	186
110/045.0-0000-0036.0	122 WORCESTER STREET	F. ANDERSON REALTY LLC		24 KEITH HILL ROAD	GRAFTON	MA	01519	24446	263
110/045.0-0101-0032.0	133 WORCESTER STREET	ADCOCK CHRISTOPHER L	ADCOCK ANNA A	133A WORCESTER STREET	N GRAFTON	MA	01536	55445	319
110/045.0-0102-0032.0	133 WORCESTER STREET	EORI THERESA A		133B WORCESTER STREET	N GRAFTON	MA	01536	20735	110
110/046.0-0000-0024.0	116 WORCESTER STREET	T & T LEASING CORP	ATTN AGGREGATE INDUSTRIES NEI	1715 BROADWAY	SAUGUS	MA	01906	62	

*32 envelopes  
32 stamps*

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GRAFTON, MA**

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**RSO Realty, LLC  
27A Pineland Ave.  
Worcester, MA 01604  
Tel: 508.728.8838**

**PLANNING BOARD  
GRAFTON, MA**

As owners of RSO Realty LLC, we are seeking to purchase the property at 126 Worcester Street in Grafton contingent on our ability to change the use from currently a two unit side-by-side rental to a fully functioning office/chiropractic clinic. Our current chiropractic office located at 80 Worcester Street in North Grafton would be relocated here. The property at 126 Worcester Street is located near other commercial property and a chiropractic office used to be located on the adjacent lot.

The hours of operation will be Monday-Friday 8am-12Noon and 2pm-6pm with a maximum number of 3 employees, which includes 2 doctors and 1 staff member. On average, 2 patients are scheduled at a time in 15-minute increments, with a maximum of 8 patients an hour. The frequency of delivery vehicles will be minimal, currently an average of 3 UPS deliveries a month. X-Ray chemicals are currently being used in compliance with state radiology regulations and appropriately collected and disposed of by Stericycle, Inc, a waste management company in Woonsocket, RI. Plans are to eventually upgrade to digital x-ray eliminating the use of chemicals.

There will not be any increases in the square footage of the building. Changes will be made to the building interior, including the removal of both kitchen areas and dividing walls. The walls configuring the bedrooms both measuring 10' X 10' would also have to be removed, allowing for a more functional use. Both bathrooms will remain with the exception of the tubs which will be removed and replaced with storage cabinets. Plumbing and electrical wiring would also be re-configured. A licensed contractor, electrician and plumber have all been consulted and agree that this could be done once we have the go-ahead and necessary permits in place.

Our x-ray machine and developing room would be re-installed in the rear of the building where the laundry facilities currently are. This would be done by a licensed x-ray technician in accordance with all state and safety regulations with appropriate lead walls.

A Site Plan has been prepared by a registered engineer, indicating 11 parking spots. We propose to reconfigure the driveway so that there is one entrance and one exit, which will allow for a smoother and safer traffic flow.

We will work with the building department to insure that our signage is compliant.

This property will continue to be well maintained and all activities will be conducted in accordance with the performance standards set forth by the Zoning By-Law. There are no sharps or biological wastes in this practice so trash will be picked up in accordance to town regulations.

Thomas P. O'Malley, DC

Kathleen J. O'Malley, DC

1.3.3.3 d.)

1. RSO Realty, LLC  
27A Pineland Ave.  
Worcester, MA 01604
2. Forbes Anderson  
126 Worcester St.  
North Grafton, MA 01536
3. Two-Family Residence
4. No changes
5. Chiropractic Health and Wellness Office
6. Same as #5
7. Not Applicable
8. See Site Map
9. See Site Map
10. See Site Map
11. See Site Map
12. Not applicable
13. See Site Map
14. Proposing to return driveway to original state with one entrance and one exit to allow for safer, traffic flow
15. See Site Map
16. See Site Map
17. Not applicable
18. Proposing one entrance and exit as opposed to the current two entrances
19. See Site Map
20. Not applicable
21. Not changing the landscape
22. Not changing the lighting
23. Road signage to be determined in accordance with building department and town regulations.
24. No applicable changes
25. Not applicable
26. No changes to the building exterior.
27. No changes
28. No utility changes
29. No changes
30. No changes
31. Not applicable

e.) Not applicable

f.) Not applicable

g) 1. Not applicable

2. This property will continue to be well maintained and all activities will be conducted in accordance with the performance standards set forth in Section 4.1 of the Zoning By-Law.

H) We will make any additional information available upon request from the Planning Board.

Thomas P. O'Malley  
Manager, RSO Realty

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