



**Town of Grafton
Zoning Board of Appeals
30 Providence Road
Grafton, MA. 01519**

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THE COMMONWEALTH OF MASSACHUSETTS

**Town of Grafton
BOARD OF APPEALS**

Thursday, February 02, 2017

**Certificate of Granting of Variance or Special Permit
(General Laws Chapter 40A, Section 11)**

RECEIVED TOWN CLERK
GRAFTON, MA
2017 FEB 15 AM 9 48

The Board of Appeals of the City or Town of Grafton, Massachusetts hereby certifies that a

Special Permit

2016 / 829

has been **Granted**

To : JAMES SPAHIU & ENIDA & ARDI BRAHIMI

Address : 34 WRENTHAM ROAD

City or Town : WORCESTER MA 01602

For: TO EXTEND A PRE-EXISTING, NON-CONFORMING STRUCTURE BY CHANGING A DWELLING UNIT INTO A COMMERCIAL USE ON THE FIRST FLOOR, AS DEPICTED IN EXH. A SUBJECT TO CONDITIONS DESCRIBED HEREIN. CONDITION 1: PER PLANS DATED 10/27/2016 DRAWN BY J.R. ASSOCIATES, (EXHIBIT A) FIRST FLOOR AREA IDENTIFIED AS "WHOLESALE WAREHOUSE" WILL BE USED FOR STORAGE ACTIVITIES RELATED TO A PLUMBING CONTRACT BUSINESS. CONDITION 2: THERE WILL BE NO RETAIL ACTIVITY OCCURING IN THE STORAGE AREA.

Date Filed With The Clerks Office Monday, February 13, 2017

affecting the rights of the owner with respect to land or buildings at Tax Plan 124 L8.A

And the said Board of Appeals further certifies that the decision attached hereto is a true and correct copy of its

granting said

Special Permit

and that copies of said decision, and of all plans referred

to in the decision, have been filed with the Town Clerk. Appeals, if any, of this decision must be filed within
a twenty days (20) after the date of filing of this notice of decision in the Town Clerk's Office. [G.L. c. 40A, sec.15]
The Board of Appeals also calls to the attention of the owner or applicant that General Laws, Chapter 40A,
Section 11 (last paragraph) provides that no variance or special permit, or any extension, modification or renewal
thereof, shall take effect until a copy of the decision bearing the certification of the Town or city clerk that twenty
days have elapsed after the decision has been filed in the office of the city or town clerk and no appeal has been
filed or that, if such appeal has been filed that it has been dismissed or denied, is recorded in the registry of deeds
for the county and district in which the land is located and indexed in the grantor index under the name of the
owner of record or is recorded and noted on the owner's certificate of title. The fee for such recording or
registering shall be paid by the owner or applicant.