



**ZONING BOARD OF APPEALS
TOWN OF GRAFTON**

GRAFTON MEMORIAL MUNICIPAL CENTER
30 PROVIDENCE ROAD

GRAFTON, MASSACHUSETTS 01519

Phone: (508) 839-5335 ext 1154 • FAX: (508) 839-4602

www.grafton-ma.gov

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**THE COMMONWEALTH OF MASSACHUSETTS
Town of Grafton
BOARD OF APPEALS**

2017/Case#836
Special Permit

Decision of the Board of Appeals on the petition from Richard and Mary Barnard of 2 Sartell Road, Grafton, MA requesting a Special Permit for the construction of an attached garage to a pre-existing, non-conforming structure.

At their duly held meeting on Thursday, September 14, 2017 the Zoning Board of Appeals took the following action: Motion made by **Mr. McCusker** and seconded by **Mr. Hanna** that the Zoning Board of Appeals grant a **Special Permit** to Richard and Mary Barnard of 2 Sartell Road, Grafton, MA to allow the construction of an attached garage as depicted in Exhibit A, subject to the following condition: The driveway width will not exceed 24' in width at the street.

FINDINGS:

- F1. THE STRUCTURE WAS BUILT IN 1924.**
 - F2. THE PARCEL IS LOCATED IN THE R20 ZONING DISTRICT.**
 - F3. THE R20 ZONING DISTRICT REQUIRES 140 FEET OF FRONTAGE.**
 - F4. THE LOT HAS 60 FEET OF FRONTAGE.**
 - F5. THE R20 ZONE REQUIRES 20,000 SQUARE FEET LOT SIZE.**
 - F6. THE LOST IS 5,598 SQUARE FEET.**
 - F7. THE R20 ZONE REQUIRES A 30 FOOT FRONT YARD SETBACK AND THE STRUCTURE IS LOCATED 29.3 FEET OFF THE FRONT YARD SETBACK.**
 - F8. THE R20 ZONE REQUIRES A 15 FOOT SIDE YARD SETBACK AND THE STRUCTURE IS LOCATED 6.7 FEET OFF THE SIDE YARD SETBACK.**
 - F9. THE R20 ZONE REQUIRES 15 FEET OFF THE REAR YARD SETBACK AND THE STRUCTURE IS LOCATED 5.98 FEET OFF THE REAR YARD SETBACK.**
- BASED ON FINDINGS F1-F9, THE CURRENT STRUCTURE IS A PRE-EXISTING, NON-CONFORMING STRUCTURE.**
- F10. THE CURRENT USE IS A RESIDENTIAL, SINGLE FAMILY HOME.**
 - F11. THE NEIGHBORHOODL CONSISTS OF PRIMARILY RESIDENTIAL, SINGLE FAMILY HOMES.**

F12. THERE WILL BE NO CHANGE TO THE HOME ITSELF.
BASED ON FINDINGS F10-F12, THE PROPOSED ADDITION IS NOT MORE
DETRIMENTAL TO THE NEIGHBORHOOD.

ON A ROLL CALL VOTE:

Chairman:	Yes	Member 2:	Yes
Vice Chairman:	Yes	Alternate Member 1:	Absent at Meeting
Clerk:	Yes	Alternate Member 2:	Present at Hearing
Member 1:	Yes		


Motion: Granted

This decision is final except that any person who may be aggrieved by this decision has the right to appeal to the Superior Court in accordance with the provisions G.L.c.40A.

William Yeomans, Chairman 

William McCusker, Vice Chairman 

Kay Reed, Clerk 

Elias Hanna, Member 

Karl Chapin, Member 

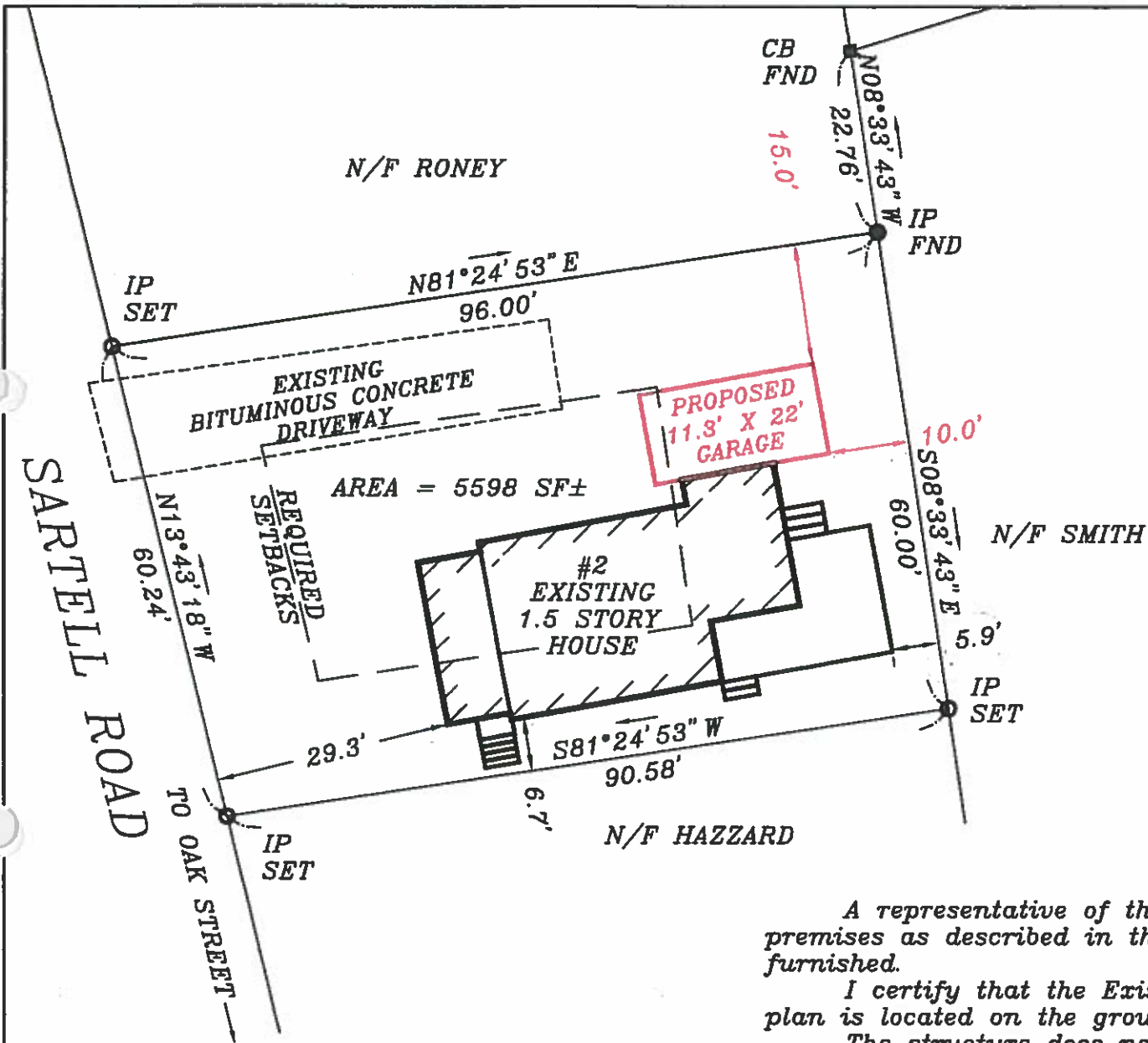
Megan Perrotta, Alternate Member _____

Marianne Desrosiers, Alternate Member _____

A complete file of this case (Case #836 / 2017) is on file with the Town Clerk.

9/14/17

Exh. A



ASSESSORS PARCEL: 110/074.0-0000-0064.0
 ZONING: R-20
 SETBACKS:
 FRONT - 30'
 SIDE - 15'
 REAR - 15'



Certified Plot Plan
 of Land in
 Grafton, MA
 Scale: 1" = 20'
 Date: 5/15/2017
 Revised: 8/08/2017
 Property of:
 Richard & Mary AC Barnard
 Location: #2 Sartell Road
 Deed Book 56384, Page 221

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ROD CARTER ASSOCIATES
 LAND SURVEYORS
 15 PLEASANT STREET
 UPTON, MA 01568

rod.d.carter@verizon.net

A representative of this firm examined the premises as described in the legal description furnished.

I certify that the Existing House shown on this plan is located on the ground as shown.

The structure does not appear to lie in a Flood Hazard Zone. (FIRM #25027C0833E)

Rod D. Carter 8/8/17
 P.L.S. DATE



**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, September 14, 2017

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

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

Special Permit

2017 / 836

has been Granted

To : RICHARD AND MARY BARNARD

Address : 2 SARTELL ROAD

City or Town : GRAFTON MA 01519

**For: A SPECIAL PERMIT TO RICHARD AND MARY BARNARD OF 2 SARTELL ROAD TO
ALLOW THE CONSTRUCTION OF AN ATTACHED GARAGE AS DEPICTED IN EXHIBIT A.
SUBJECT TO THE FOLLOWING CONDITION: THE DRIVEWAY OPENING WILL NOT
EXCEED 24' AT THE STREET. BOOK: 56384 PAGE: 221-223**

Date Filed With The Clerks Office Monday, September 25, 2017

affecting the rights of the owner with respect to land or buildings at Tax Plan 74 L64.0
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 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.