



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

**508-839-5335 x 1154 - Fax: 508-839-4602
E-mail: koshivosk@graffton-ma.gov
Website: www.graffton-ma.gov**

Zoning Board of Appeals

New Case Notice

Case Number #
2018 / 841

The Grafton Board of Appeals has received a petition from 10-12 BRIDGE STREET LLC
for 10 BRIDGE STREET requesting that the Zoning Board of Appeals grant a

Special Permit

to allow: TO ALLOW PATIO SEATING WITHIN THE FRONT SET-BACK ON A PRE-EXISTING, NON-
CONFORMING USE AND STRUCTURE.

Map: 27 Lot: 20 Block: 000

The Board will conduct a Public Hearing on _____ at 7:00 PM in Conference
Room A, at the Municipal Center, 30 Providence Road, Grafton, MA 01519 to consider this request.

ZONING BOARD OF APPEALS

William Yeomans, Chairman
William McCusker, Vice Chairman
Kay Reed, Clerk
Elias Hanna, Member #1
Karl Chapin, Member #2
Megan Perrotta, Alternate #1
Marianne Desrosiers, Alternate #2

RECEIVED TOWN CLERK
GRAFTON, MA

2018 MAR 14 AM 11:46

PETITION TO THE ZONING BOARD OF APPEALS
TOWN OF GRAFTON, MASSACHUSETTS

RECEIVED

MAR 14 2018

Zoning Board of Appeals

DATE: 3-14-18

I/We hereby petition your Board to conduct a public hearing and consider the granting of relief from under hardship resulting from literal enforcement of the protective Zoning Bylaw, by exercising your power to:

(Mark one)

Review refusal of Selectman or others to grant a permit

Grant a **VARIANCE** from the terms of the Zoning Bylaw, SECTION _____.

Grant a **SPECIAL PERMIT** for a specific use which is subject to the approval of your Board.

FOR LAND/BUILDINGS AT 10/12 Bridge St.

TO ALLOW:

Patio Seating within the front set-back on a pre-existing, non-conforming use of structure.

Please complete this entire section:

Location of property: I Tax Plan # _____ Plot # _____

Zoning District in which the property is located: Industrial

Title of Property in name of: 10-12 Bridge St. LLC

Whose address is: 10-12 Bridge St. N. Grafton, 01534

Deed recorded in Book # _____, Page # _____

Plan Book # _____, Plan # _____

Signature of Petitioner: Steve Belfiore

Print Name Steve Belfiore

Address of Petitioner: 33 South St. Grafton, MA 01579

Phone Number of Petitioner: 508-839-9349

sbelfiore@verizon.net



TOWN OF GRAFTON
 GRAFTON MEMORIAL MUNICIPAL CENTER
 30 PROVIDENCE ROAD
 GRAFTON, MASSACHUSETTS 01519
 Phone: (508) 839-5335 ext 1170 • FAX: (508) 839-4602
 www.grafton-ma.gov

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

Other Permit: _____

<u>Steve Belfiore</u> Petitioner Name	<u>10-12 Bridge Street LLC</u> Property Owner / Company Name
<u>33 South Street</u> Petitioner Address	<u>10 Bridge Street</u> Property Address
<u>Grafton, MA 01519</u> City, State, Zip	<u>Grafton, MA 01536</u> City, State, Zip
<u>508-839-9349</u> Phone	

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

Christine Atchue Treasurer / Collector Name (please print) [Signature] Treasurer / Collector Signature 2/27/18 Date

Commercial Property Record Card

Parcel ID: 110/027.0-0000-0020.0 MAP: 027.0 BLOCK: 0000 LOT: 0020.0 Parcel Address: 10 BRIDGE STREET FY: 2017

PARCEL INFORMATION	Use-Code: 326	Sale Price: 250,000	Book: 54578	Road Type: T	Inspect Date: 07/12/2013
Owner: 10-12 BRIDGE STREET LLC	Tax Class: T	Sale Date: 11/16/2015	Page: 49	Rd Condition: P	Meas Date: 07/12/2013
Address: 33 SOUTH STREET GRAFTON MA 01519	Tot Fin Area: 2424	Sale Type: P	Cart/Doc:	Traffic: L	Entrance: C
	Tot Land Area: 0.423	Sale Valid: S		Water: PS	Collect Id: RB
	Sewer:	Grantor: WPB HOLDINGS LLC		Sewer: SW	Inspect Reas: C
	Exempt-B/L%	Resid-B/L% 0/0	Comm-B/L% 100/100	Indust-B/L% 0/0	Open Sp-B/L% 0/0

COMMERCIAL SECTIONS/GROUPS							LAND INFORMATION									
Section:	ID:101	Use-Code:326					NBHD CODE:	21	NBHD CLASS:		ZONE: I					
Category	Grnd-Ft-Area	Story Height	Bldg-Class	Yr-Built	Eff-Yr-Built	Cost Bldg	Seg	Type	Code	Method	Sq-Ft	Acres	Influ-Y/N	Value	Class	
2	2424	1.0	D	1880	1986	186000	1	P	326	S	18445		N	150,849		
Groups:	Cd	B-FL-A	Firs	Firs			DETACHED STRUCTURE INFORMATION									
	326	2424	1	1			Str	Unit	Mar-1	Mar-2	E-YR-BK	Grade	Cond	%Good P/F/E/R	Cost	Class
							AS	S	6000		2003	A	A	50///50	8,600	3
							W6	F	40		2003	A	A	///92	600	3
							VALUATION INFORMATION									
							Current Total:		346,000	Bldg:	195,200	Land:	150,800	MktLnd:	150,800	
							Prior Total:		349,900	Bldg:	202,100	Land:	147,800	MktLnd:	147,800	

Sketch

No Sketch Available

Photo

No Picture Available

2/27/2018

10 Bridge Street
Map 27, Lot 20

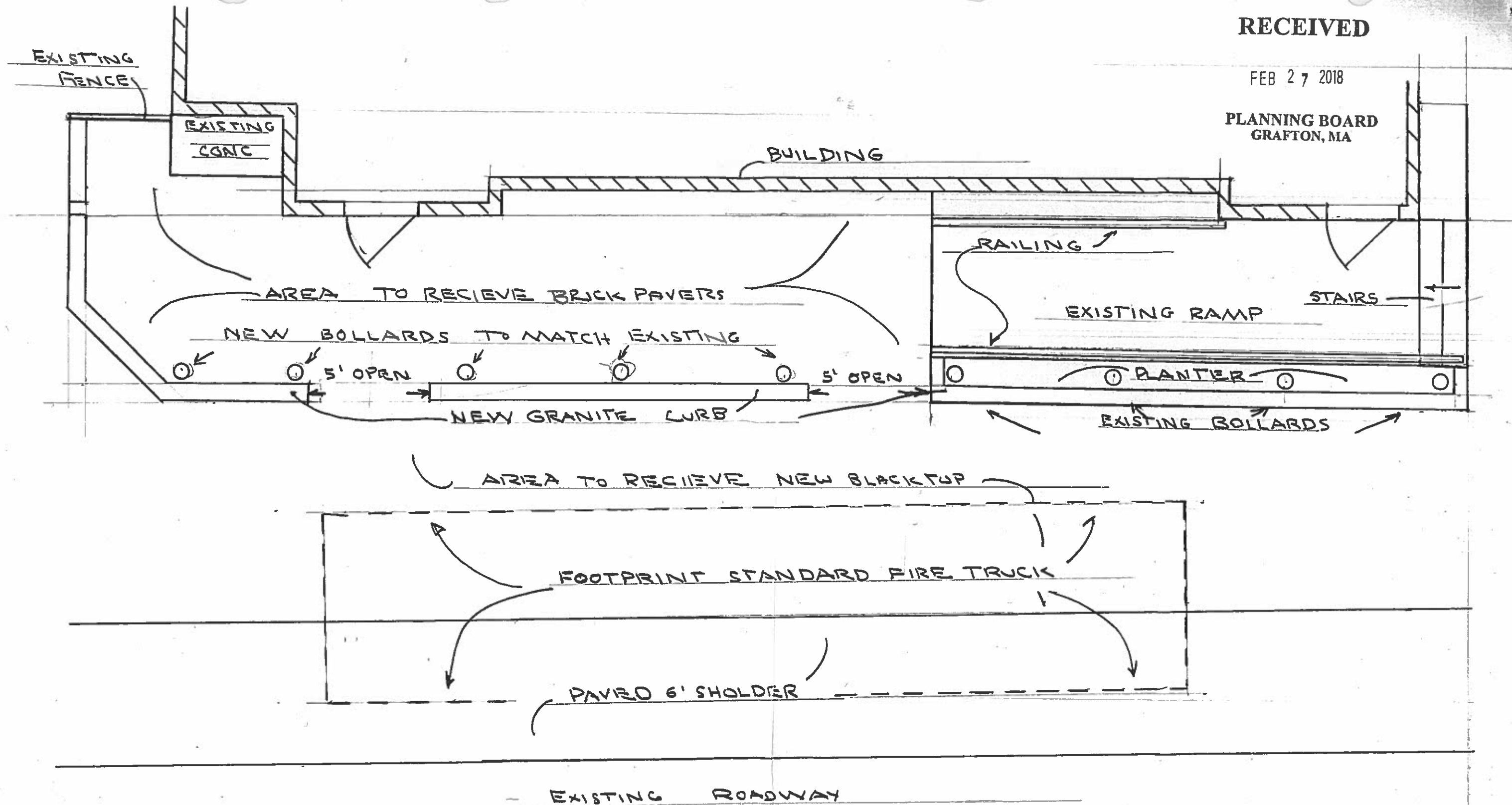
Tammy Kalinowski
Tammy Kalinowski, Office Manager

PARCEL ID	LOCATION	OWNER 1	OWNER 2	ADDRESS	CITY	ST	ZIP	BK	PG
110/027.0-0000-0001.0	5 NORTH MAIN STREET	HOUSTON CARLOS	PETRUZZELLI NICHOLE	5 NORTH MAIN STREET	N GRAFTON	MA	01536	39989	114
110/027.0-0000-0002.0	11 NORTH MAIN STREET	KAVANAUGH MICHAEL D		12 SECOND STREET	N GRAFTON	MA	01536	14889	246
110/027.0-0000-0003.0	9 BRIDGE STREET	PROCTOR ADAM F	PROCTOR SARAH B	9 BRIDGE STREET	N GRAFTON	MA	01536	55415	92
110/027.0-0000-0004.0	162 WORCESTER STREET	REILLY JOHN T SR		162 WORCESTER STREET	N GRAFTON	MA	01536	45735	55
110/027.0-0000-0005.0	166 WORCESTER STREET	THEJEFFREYHIGGINS LLC		PO BOX 805	NORTHBORO	MA	01532	43975	71
110/027.0-0000-0006.0	168 WORCESTER STREET	WALSH GLORIA		33 SMITH ROAD	SHREWSBURY	MA	01545	5912	28
110/027.0-0000-0016.0	19 MILL STREET	WASHINGTON MILLS NORTH GRAFTON INC		PO BOX 428	N GRAFTON	MA	01536	42204	344
110/027.0-0000-0017.0	16 BRIDGE STREET	RAMOS JONATHAN	RAMOS AMY	16 BRIDGE STREET	N GRAFTON	MA	01536	22345	260
110/027.0-0000-0019.0	12 BRIDGE STREET	10-12 BRIDGE STREET LLC		33 SOUTH STREET	GRAFTON	MA	01519	54578	49
110/027.0-0000-0020.0	10 BRIDGE STREET	10-12 BRIDGE STREET LLC		33 SOUTH STREET	GRAFTON	MA	01519	54578	49
110/027.0-0000-0021.0	15 NORTH MAIN STREET	HARTLEY RICHARD A		15 NORTH MAIN STREET	N GRAFTON	MA	01536	21397	219
110/027.0-0000-0022.0	21 NORTH MAIN STREET	QUINSIGAMOND CORP		PO BOX 428	N GRAFTON	MA	01536	6171	38
110/027.0-0000-0023.0	2 MILL STREET	GRAFTON TOWN OF	NORTH GRAFTON FIRE STATION	30 PROVIDENCE ROAD	GRAFTON	MA	01519	2589	553
110/027.0-0000-0024.0	4 PARK COURT	LOUREIRO ROBIN M		P.O. BOX 96	HOPEDALE	MA	01747	53899	67
110/027.0-0000-0025.0	13 MILL STREET	BENSON DREW H	BENSON IMOGENE L	13 MILL STREET	N GRAFTON	MA	01536	23501	212
110/027.0-0000-0026.0	2 PARK COURT	LOUREIRO ROBIN M		P.O. BOX 96	HOPEDALE	MA	01747	53899	67
110/027.0-0000-0027.0	11 MILL STREET	ROZANSKI ELIZABETH		11 MILL STREET	N GRAFTON	MA	01536	33617	319
110/027.0-0000-0028.0	15 MILL STREET	SNYDER STEVEN D	FADAVI NICOLE M	15 MILL STREET	N GRAFTON	MA	01536	49557	229
110/027.0-0000-0029.0	17 MILL STREET	PARMENTER ALMA H	PARMENTER ELEANOR B	57 BOYLSTON CIRCLE	SHREWSBURY	MA	01545	13240	317
110/027.0-0000-0030.0	27 NORTH MAIN STREET	QUINSIGAMOND CORP.		P O BOX 428	N GRAFTON	MA	01536	6713	152
110/027.0-0000-0156.0	20 NORTH MAIN STREET	WASHINGTON MILLS NORTH GRAFTON INC		PO BOX 428	N GRAFTON	MA	01536	42204	344
110/027.0-0000-0157.0	12 NORTH MAIN STREET	QUINSIGAMOND CORP.		P O BOX 428	N GRAFTON	MA	01536	6486	273
110/027.0-0000-0158.0	10 NORTH MAIN STREET	REKHI RITU K		1 BUTTERFIELD DRIVE	WESTBORO	MA	01581	35329	312
110/027.0-0000-0159.0	8 NORTH MAIN STREET	PELLETIER PAUL E		8 NORTH MAIN STREET	N GRAFTON	MA	01536	54849	267
110/027.0-0000-0160.0	6 NORTH MAIN STREET	FITZGIBBON IRENE		6 NORTH MAIN STREET	N GRAFTON	MA	01536	36113	215
110/027.0-0000-0165.0	5 MILL STREET	GRAFTON TOWN OF		30 PROVIDENCE ROAD	GRAFTON	MA	01519	2588	213
110/036.0-0000-0125.0	165 WORCESTER STREET	ROONEY PATRIC G TRUSTEE	ROONEY REALTY TRUST	15 COVENTRY ROAD	GRAFTON	MA	01519	23147	361
110/036.0-0000-0127.0	167 WORCESTER STREET	MACKAY BONNIE L		167 WORCESTER STREET	N GRAFTON	MA	01536	50370	57
110/036.0-0000-0128.0	169 WORCESTER STREET	BUDGE DARRYL H SR	BUDGE CHARLOTTE ANN	169 WORCESTER STREET	N GRAFTON	MA	01536	14318	275

RECEIVED

FEB 27 2018

PLANNING BOARD
GRAFTON, MA



SCALE 1/4" = 1'-0"

PROPOSED SITE PLAN
GRAFTON GRILL
10 BRIDGE STREET
GRAFTON, MASS.

0 1
30± Sq Ft

Δ = 16-06-17
T = 113.18

Parcel No. 2.
Area 240± Sq Ft

Parcel No. 4.
Area 400± Sq Ft

ADELORD J. Parcel No. 5.
CHENEVERT - Area 800± Sq Ft.

WALTER J. & MAE E. SWEET
Parcel No. 8.
Area 800± Sq Ft

FRANK LUDY JR.
1 STY WOOD TAVERN & RESTAURANT

RUTH ISABEL EAGER
Parcel No. 6
Area 320± Sq Ft.

JAMES & ALICE E. CONNAUGHTON
Parcel No. 7.
Area 320± Sq Ft.

LINNA E. SINNOTT
Parcel No. 9.
Area 650 Sq Ft.

Parcel No. 10.
Area 4800± Sq. Ft.

PLAN OF
BRIDGE STREET
IN THE TOWN OF
GRAFTON
WORCESTER COUNTY

ALTERED AND LAID OUT AS A COUNTY ROAD
BY THE COUNTY COMMISSIONERS

SUBMITTED Feb 16, 1956 DATE Feb 16, 1956

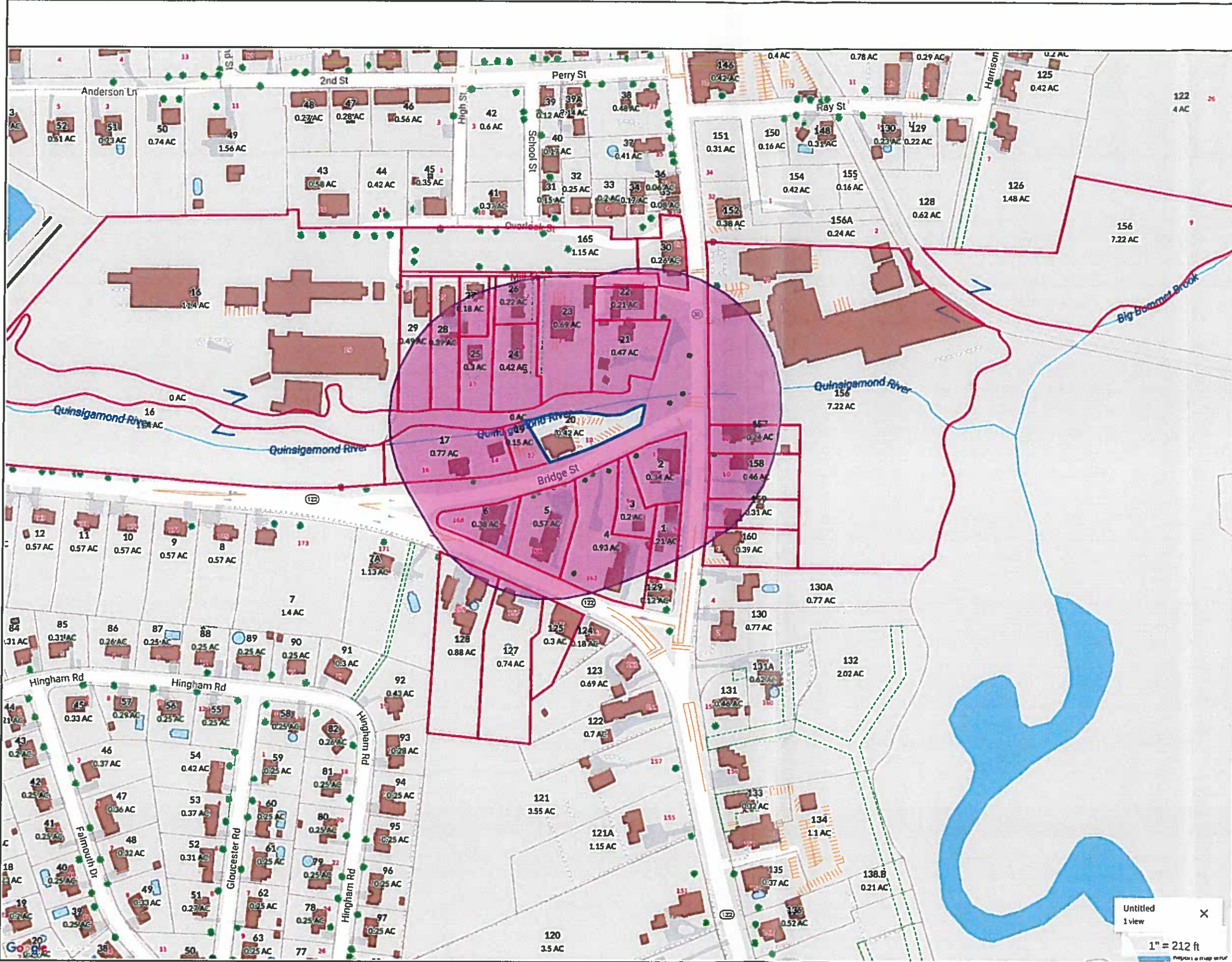
Delia O'Ward
COUNTY ENGINEER

Joseph A. G.
CHAIRMAN

Thomas E. F.
Edmund P. B.

SCALES HOR. 1 IN. = 40 FT.
VER. 1 IN. = 40 FT.

WORCESTER DISTRICT REGISTRY
OF DEEDS WORCESTER, MA
BOOK 213 PLAN 40
FILED FEB 27, 1956
4 5 46 P



Property Information
 Property ID 110/027.0-0000-0020.0
 Location 10 BRIDGE STREET
 Owner 10-12 BRIDGE STREET LLC



**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.

Parcels updated 6/1/2017
 Properties updated 12/22/2016

Untitled X
 1 view
 1" = 212 ft
 Reports a map error