



Office of the Zoning Board of Appeals
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THE COMMONWEALTH OF MASSACHUSETTS
Town of Grafton
BOARD OF APPEALS

Wednesday, June 13, 2018

Case Number:

2018 /841

Special Permit

10-12 BRIDGE STREET LLC

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2018 JUN 14 AM 9:27

of 10 BRIDGE STREET requesting that the Zoning Board of Appeals grants a Special Permit
for

TO ALLOW PATIO SEATING WITHIN THE FRONT SET-BACK ON A PRE-EXISTING, NON-
CONFORMING USE AND STRUCTURE. BOOK: 54578 PAGE: 49

At their duly held meeting Wednesday, June 13, 2018 the Zoning Board of Appeals took the following action

The following motion was made by Mr. McCusker and seconded by Mr. Hanna

That the Zoning Board of Appeals grant a Special Permit to 10-12 BRIDGE STREET LLC

at 10 BRIDGE STREET GRAFTON MA

TO ALLOW PATIO SEATING WITHIN THE FRONT SET-BACK ON A PRE-EXISTING, NON-
CONFORMING STRUCTURE AND USE, PER EXHIBIT A, ATTACHED.

FINDINGS:

- F1. THE STRUCTURE WAS BUILT IN 1956.
- F2. THE PARCEL WAS PURCHASED IN 2015.
- F3. THE PARCEL IS LOCATED IN THE INDUSTRIAL ZONING DISTRICT.
- F4. THE INDUSTRIAL ZONING DISTRICT REQUIRES 120 FEET OF FRONTAGE.
- F5. THE PARCEL HAS 249 FEET OF FRONTAGE.
- F6. THE INDUSTRIAL ZONE REQUIRES A 40,000 SQ. FOOT LOT.
- F7. THE STRUCTURE IS LOCATED ON A 20,634 SQ. FOOT LOT.
- F8. THE INDUSTRIAL ZONE REQUIRES A 40 FOOT FRONT YARD SETBACK AND THE STRUCTURE IS LOCATED 3.5' FEET OFF THE FRONT YARD SETBACK.
- F9. THE INDUSTRIAL ZONE REQUIRES A 35 FOOT SIDE YARD SETBACK AND THE STRUCTURE IS LOCATED 75 FEET OFF THE SIDE YARD SETBACK.
- F10. THE INDUSTRIAL ZONE REQUIRES A 35 FOOT BACK YARD SETBACK AND THE STRUCTURE IS LOCATED 26.2 FEET OFF THE BACK YARD SETBACK.

BASED ON FINDING F1-F10 THE STRUCTURE IS A PRE-EXISTING, NON-CONFORMING STRUCTURE.

F11. THE CURRENT USE IS A RESTAURANT AND HAS BEEN A RESTAURANT SINCE 1956.

F12. RESTAURANTS ARE NOT ALLOWED IN THE INDUSTRIAL DISTRICT.

F13. THE NEIGHBORHOOD CONSISTS PRIMARILY OF SINGLE AND MULTI-FAMILY DWELINGS.

F14. THE PROPOSED OUTSIDE PATIO SEATING IS CONSISTANT WITH A RESTAURANT.

BASED ON FINDINGS F11-F14 THE CURRENT USE IS A PRE-EXISTING, NON-CONFORMING USE,
AS RESTAURANTS ARE NOT ALLOWED IN THE INDUSTRIAL ZONING DISTRICT.

F15. THE LOT IS LOCATED IN THE WATER SUPPLY PROTECTION OVERLAY DISTRICT.

F16. THERE IS NO CHANGE IN THE AMOUNT OF IMPERVIOUSE COVERAGE.

BASED ON FINDINGS F15-F16 THE ADDITION OF THE PATIO SEATING WILL NOT BE A DETRIMENT TO THE WSPOD.

On a roll-call vote:

Chairman: *yes*

Vice Chairman: *yes*

Clerk: *yes*

Member 1: *yes*

Member 2: *not eligible to vote*

Member 3: *absent*

Alternate 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 1

Karl Chapin, Member 2

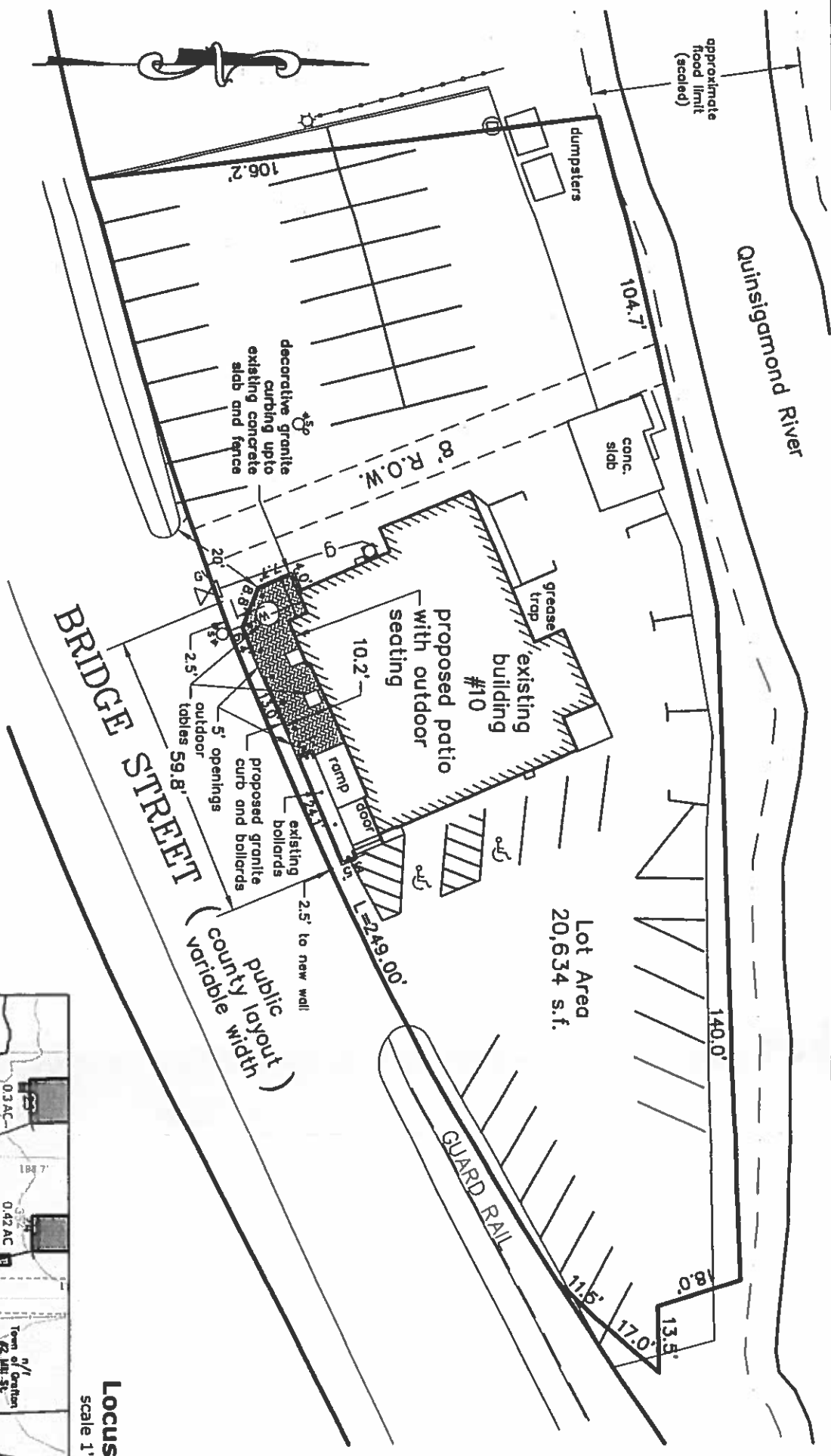
Megan Perrotta, Alternate Member 1

Marianne Desrosiers, Alternate Member 2

[Handwritten signatures of William Yeomans, William McCusker, Kay Reed, Elias Hanna, Karl Chapin, Megan Perrotta, and Marianne Desrosiers]

Norman G. Hill

Eph. A. 5/10/18



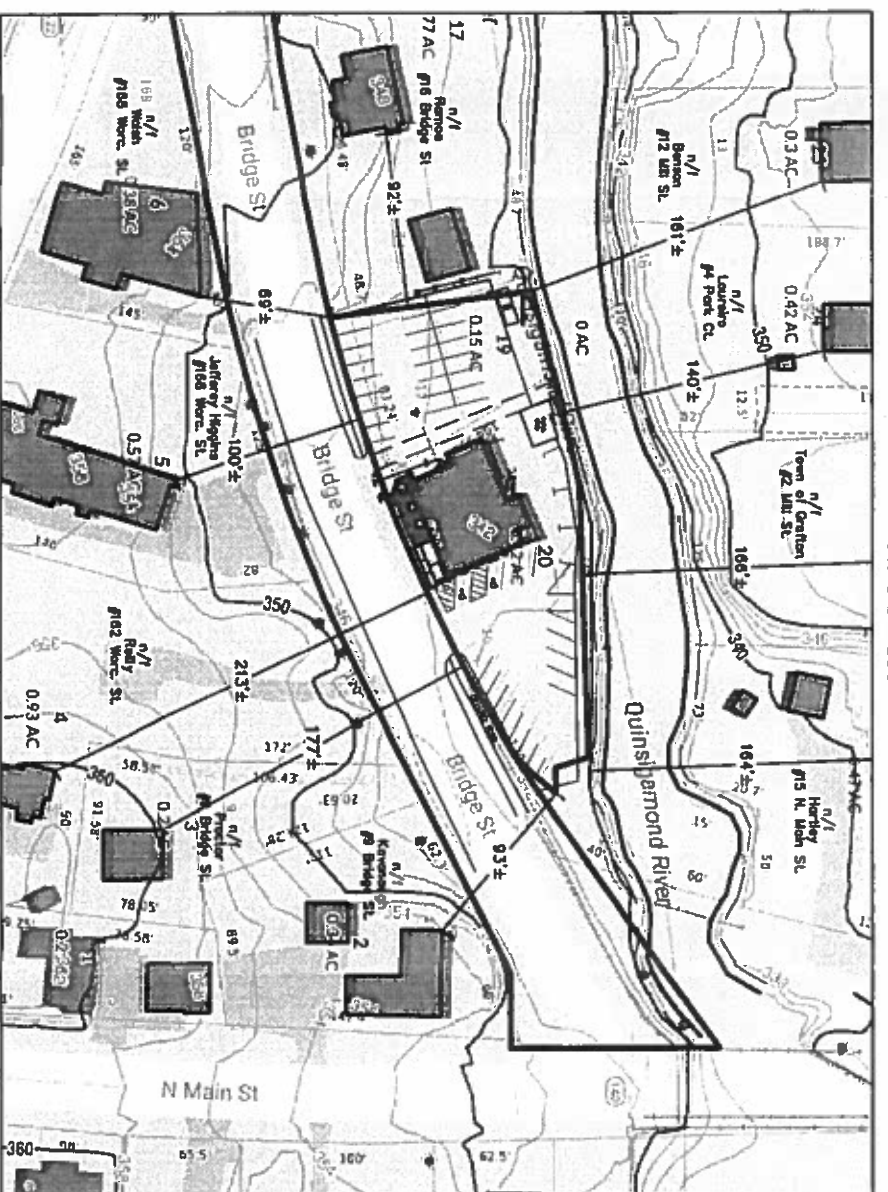
Zoning district: Industrial	
Lot Area	Required 40,000 s.f.
Frontage	120'
Front Yard	40'
Side Yard	35'
Rear Yard	35'
Coverage	40% max.

existing parking schedule:	
amount	spaces
Seats 99	33
Employees 12	12
total	45

proposed parking schedule:	
amount	spaces
Seats 117	39
Employees 12	12
total	51

provided onsite	
provided onsite	41
provided offsite employee	25

Locus Map
scale 1"=100'

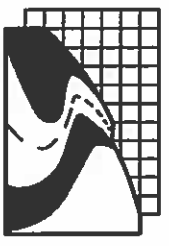


note 1: The proposed wall and patio area are currently pavement.
 note 2: The site is located within the Water Supply Protection Overlay District.
 note 3: Conservation Commission Approval may be required.
 note 4: The contractor must contact all utility companies and "Dig Safe" before excavation begins. We assume no responsibility for damages incurred as a result of utilities omitted or inaccurately shown.

I certify that the structures are located on the lot as shown on this plan. I further certify that the structures are not located within a Federal Flood Zone per FIRM Map# 25027C02827E dated 07/04/11.



Norman G. Hill
 Norman G. Hill, PLS #41786
 Date: 5-9-18



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Proposed Outdoor Seating Plot Plan
 Located at
10-12 Bridge Street
MacArthur Drive
 North Grafton, MA
 owned by
10-12 Bridge Street, LLC
 33 South Street
 Grafton, MA 01519
 May 1, 2018