



**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 / 843

The Grafton Board of Appeals has received a petition from **TIMOTHY S MATATALL, JR**
for **23 FERRY STREET** requesting that the Zoning Board of Appeals grant a

Variance

to allow: **FOR LOT 1: DIMENSIONAL VAIRANCE (1) REDUCTION IN FRONTAGE FROM 125' TO 106' (2) REDUCTION IN SIDE YARD AND REAR YARD SETBACKS FROM 15' TO 1' (3) A REDUCTION IN AREA FROM 20,000 SQ. FT. TO 13,180 SQ. FT. AND (4) A REDUCTION IN LOT WIDTH FROM 125' TO 108'. FOR LOT 2: DIMEMSIONAL VARIANCE (1) A REDUCTION IN FRONTAGE FROM 125' TO 51', (2) A REDUCTION IN SIDE YARD AND REAR YARD SETBACKS FROM 15' TO 1' AND (3) A REDUCTION IN LOT WIDTH FROM 125' TO 48'.**

Map: 114 Lot: 125.0 Block: 114

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

The Law Office
of
George P. Kiritsy

RECEIVED TOWN CLERK
GRAFTON, MA
2018 MAR 26 AM 10:24



George P. Kiritsy, Esq.

Angela M. Cormier, Esq.

March 26, 2018

Grafton Town Clerk
Grafton Memorial Municipal Center
30 Providence Road
Grafton, Massachusetts 01519

Grafton Zoning Board of Appeals
Grafton Memorial Municipal Center
30 Providence Road
Grafton, Massachusetts 01519

RECEIVED

MAR 26 2018

Zoning Board of Appeals

RE: Timothy S. Matatall, Jr. (Owner)
Timothy S. Matatall, Jr. (Applicant)
23B Ferry Street, Grafton, Massachusetts
Petition for Variance

Dear Sir or Madam:

Please be advised that I represent the owner and applicant relative to the property located at 23B Ferry Street, Grafton, Massachusetts in all matters relative to the above referenced application for a Variance. Enclosed please find the required filing fee, along with the following documents. Please accept the same for filing.

For Town Clerk:

1. Application for Variance, with supporting documents
2. One Full sized Plan of Land
3. Certified Abutters List
4. Two sets of mailing labels

For the Grafton Zoning Board of Appeals:

1. Six Copies of the Application for Variance, with supporting documents
2. Two Full sized Plan of Land
3. Copy of Certified Abutters List

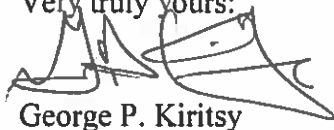
Timothy S. Matatall, Jr. (Owner - Applicant)
23B Ferry Street, Grafton, Massachusetts
Petition for Variance

Page Two

As supporting documents, the variance application includes a copy of the most recent Assessors's Map showing the locus, a, 8.5" x 11" copy of the Plan of Land, a copy of the Applicant's proposed "Reasons Why Variance Should Be Granted". Finally, I have forwarded this day an additional copy of the Variance Application with supporting documents and a full size version of the plan to the Grafton Building Inspector. Additional copies are available upon request.

If you have any questions or need any additional information, please do not hesitate to contact me. Thank you.

Very truly yours:



George P. Kiritsy

cc: Zoning Board of Appeals - Office
 Grafton Building Inspector

ORIGINAL

COMMONWEALTH OF MASSACHUSETTS
Town of Grafton
ZONING BOARD OF APPEALS

2018 MAR 26 AM 10:24

RECEIVED TOWN CLERK
GRAFTON, MA

PETITION TO:

THE ZONING BOARD OF APPEALS, TOWN OF GRAFTON, MASSACHUSETTS

DATE: March 24, 2018

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:

- Review refusal of Selectman or others to grant a permit
- Grant a **VARIANCE** from the terms of the Zoning Bylaw, Section 3.2.3.2
- Grant a **SPECIAL PERMIT** for a specific use which is subject to the approval of your Board.

FOR LAND/BUILDINGS AT: 23 Ferry Street, Grafton, Massachusetts

TO ALLOW: For Lot 1, the following dimensional variances - (1) a reduction in frontage from 125 feet to 106 feet, (2) a reduction in side yard and rear yard setbacks from 15 feet to 1 foot, and (3) a reduction in area from 20,000 square feet to 13,180 square feet, and (4) a reduction in lot width from 125 feet to 108 feet.

For Lot 2, the following dimensional variances - (1) a reduction in frontage from 125 feet to 51 feet, (2) a reduction in side yard and rear yard setbacks from 15 feet to 1 foot, and (3) a reduction in lot width from 125 feet to 48 feet.

Please complete this entire section:

Location of property: 23 Ferry Street, Grafton, MA, Tax Map # 110, Block # 114, Lot # 125

Zoning District in which the property is located: Medium Density Residential (R-20)

Title of Property in name of: Timothy S. Matatall, Jr.

Whose address is: 23B Ferry Street, Grafton, Massachusetts

Deed recorded in Book # 48414, Page # 374, Plan Book # _____, Plan # _____

Signature of Petitioner:



Print Name

Timothy S. Matatall, Jr.

Address of Petitioner:

23B Ferry Street, Grafton, Massachusetts

Phone Number of Petitioner: 508-886-2800 (Law Office of George Kiritsy - Representative)

TOWN OF GRAFTON

REASONS WHY A VARIANCE SHOULD BE GRANTED

Now comes the petitioners, Timothy S. Matatall, Jr., who has petitioned this Honorable Board for a Variance for property located at 23 Ferry Street, Grafton, Massachusetts and who present the following reasons why a variance should be granted allowing the reconfiguration of the premises on land shown as Lots 1 and 2 on a plan entitled “Plan of Land Located in Grafton, Massachusetts, Owned by Timothy S. Matatall, Jr.” dated March 22, 2018, a copy of which is attached hereto and incorporated herewith.

1. The Board of Appeals has the power to grant a variance from the minimum frontage and area requirements.

The power to grant a variance is within the power of the Zoning Board of Appeals. Under Section 1.4.2(b) of the Zoning By-Laws, the Board of Appeals shall have the power to “hear and decide petitions for variances in accordance with Chapter 40A in all districts”. The Board should use this power now to recognize the lawful division of property into two lots, upon each of which there will be a residential structure which was constructed prior to the Town of Grafton’s acceptance of the Subdivision Control Law. This variance will not permit any new non-conformity with the Town of Grafton’s Zoning Bylaw, as the structures have been in existence for several decades. The purpose of this variance is to allow the structures which already exist on the lawfully created Lots to be rebuilt in the case of fire or other casualty loss. Specifically, the Board should grant a variance from the minimum frontage requirements of the Zoning By-law.

The Board is only permitted to grant a variance unless it specifically finds the following three conditions to be true:

- (a) A literal enforcement of the provisions of this by-law would involve a substantial hardship, financial or otherwise, to the petitioner or appellant.

- (b) The hardship is owing to circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located.
- (c) Desirable relief may be granted:
 - (1) Without substantial detriment to the public good; and
 - (2) Without nullifying or substantially derogating from the intent or purpose of this by-law.

All three conditions are met in this case.

- 2. Because this property was already improved with two residential structures at the time zoning was enacted in the Town of Grafton, the property was technically non-conforming since from the beginning. The Massachusetts Subdivision Control Law, M.G.L. c. 41, Sec. 81L permits the division of land with two or more pre-existing structures into multiple lots, provided that each newly created lot contains at least one of the preexisting structures.

Here, the applicant owns a preexisting property with multiple structures. He has presented an Approval Not Required Plan to the Grafton Planning Board for endorsement. The Planning Board has endorsed the plan. Petitioner seeks a variance for each Lot, so that in the event of a fire or other casualty loss, the structure can be rebuilt on the Lot. The shape of each newly created lot is unique to the district. Each lot has a reduced frontage and area and side yard setbacks. However, the Applicant is not creating the non-conformities, as the parcel was already improved as such at the time zoning was adopted.

Both Lot 1 and Lot 2 fail to meet the minimum standards for frontage as required by Section 2.3.2.3 of the Zoning By-laws, for property located within a R-20 district. However, both lots will have direct access and frontage on Ferry Street. Each Lot will have its own driveway,

accessing the house directly from Ferry Street. The applicant recognizes that both Lots 1 and 2 fall short of the required minimum frontage. However, the division of the land was made at best place to maximize frontage for each lot. The applicant owns none of the abutting properties and has no ability to add frontage to either lot.

This application for a variance is the only way to assure that if the Lots are sold separately, the houses located on each lot are protected and can be rebuilt if they are damaged by fire. So long as the lots are held in common ownership, the houses can be rebuilt. However, if the applicant sells one of the lots, neither house would be protected.

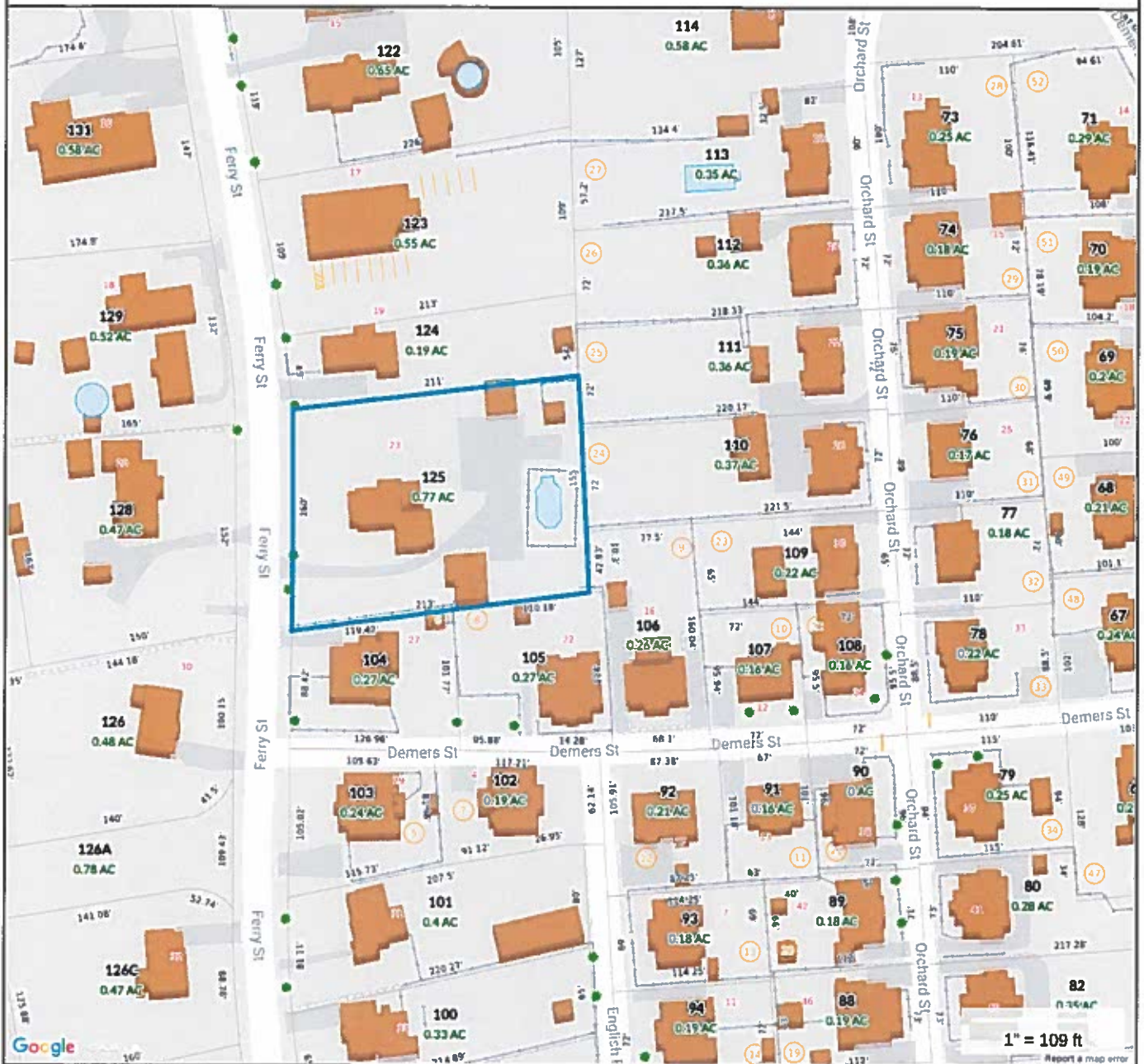
3. A variance should be granted because doing so does not represent a substantial detriment to the public good and does not nullify or substantially derogate the intent or purpose of the Zoning By-Laws.

No detriment to the public good will occur if Timothy Matatall is granted the variances. The property is already improved with the houses. There will be no change in the layout, location, size of setbacks of the existing structures. There will no adverse affect on the neighborhood, as the situation already exists.

Finally, a grant of a variance does not nullify or substantially derogate the intent and purpose of the Zoning By-Laws. The By-law contemplates situations dealing with planned new construction on undeveloped lots. This lot was already developed when the By-law was adopted. Each lot will have sufficient frontage wide enough to support its own driveway for access and egress, including emergency response. The grant of variances allowing two single family lots with the improvements already in existing does not nullify or substantially derogate the intent and purpose of the Grafton Zoning By-Laws.


For the aforementioned reasons, the applicant believes that a variances should be granted allowing for two single family house lots, as already improved, at Lots 1 and 2, 23 Ferry Street, Grafton, Massachusetts.

Ferry Street Assessor's Map



Property Information

Property ID	110/114 0-0000-0125.0
Location	23 FERRY STREET
Owner	MATATALL TIMOTHY S JR



**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

1" = 109 ft

Report a map error

Residential Property Record Card

Parcel ID: 110/114.0-0000-0125.0 MAP: 114.0 BLOCK: 0000 LOT: 0125.0 Parcel Address: 23 FERRY STREET FY: 2017

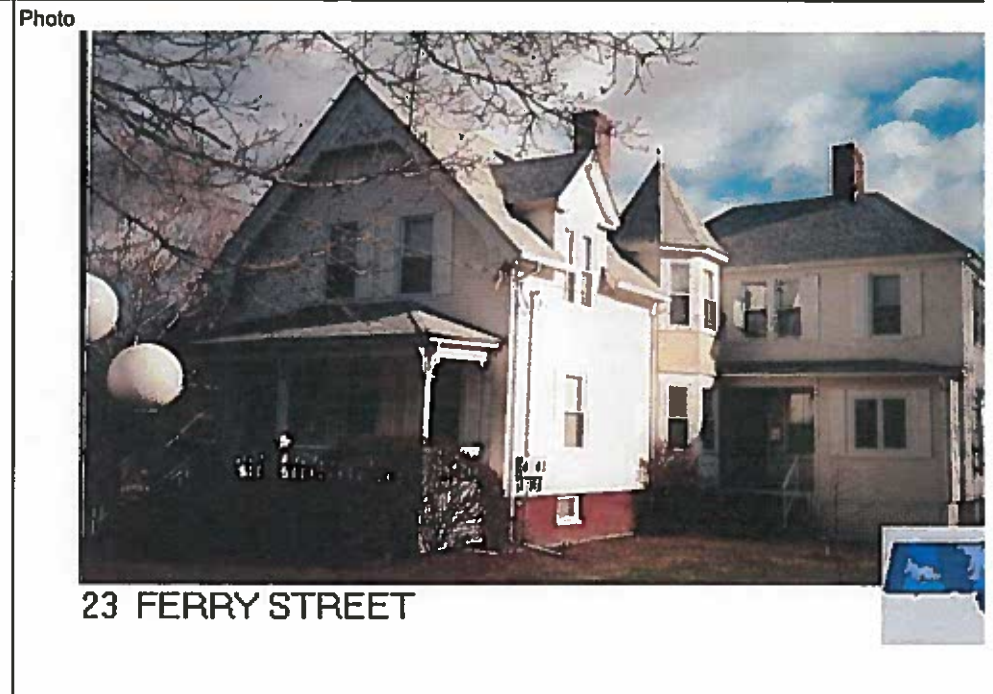
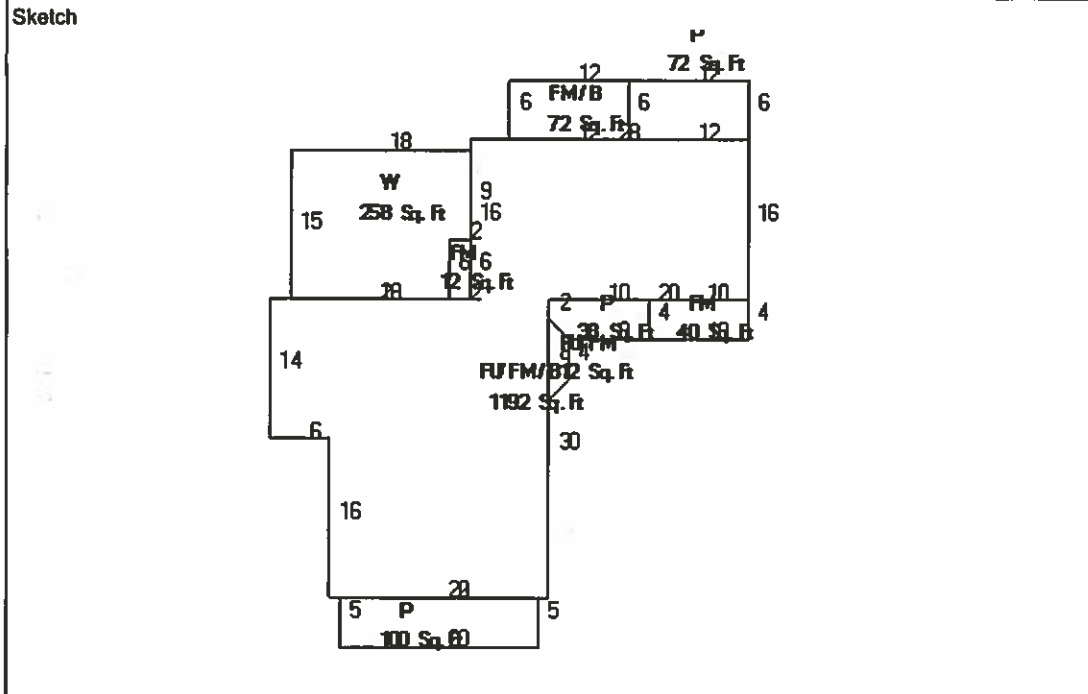
PARCEL INFORMATION		Use-Code:	109	Sale Price:	280,000	Book:	48414	Road Type:	T	Inspect Date:	1/11/2012
Owner:		Tax Class:	T	Sale Date:	01/18/2012	Page:	375	Rd Condition:	P	Meas Date:	1/11/2012
Address:		Tot Fin Area:	3632	Sale Type:	P	Cert/Doc:		Traffic:	L	Entrance:	X
23 FERRY STREET		Tot Land Area:	0.769	Sale Valid:	U			Water:	PS	Collect Id:	P1
S GRAFTON MA 01560		Sewer:		Grantor:	GOFF PATRICIA A			Sewer:	SW	Inspect Reas:	C
		Exempt-B/L%		Resid-B/L%	100/100	Comm-B/L%	0/0	Indust-B/L%	0/0	Open Sp-B/L%	0/0

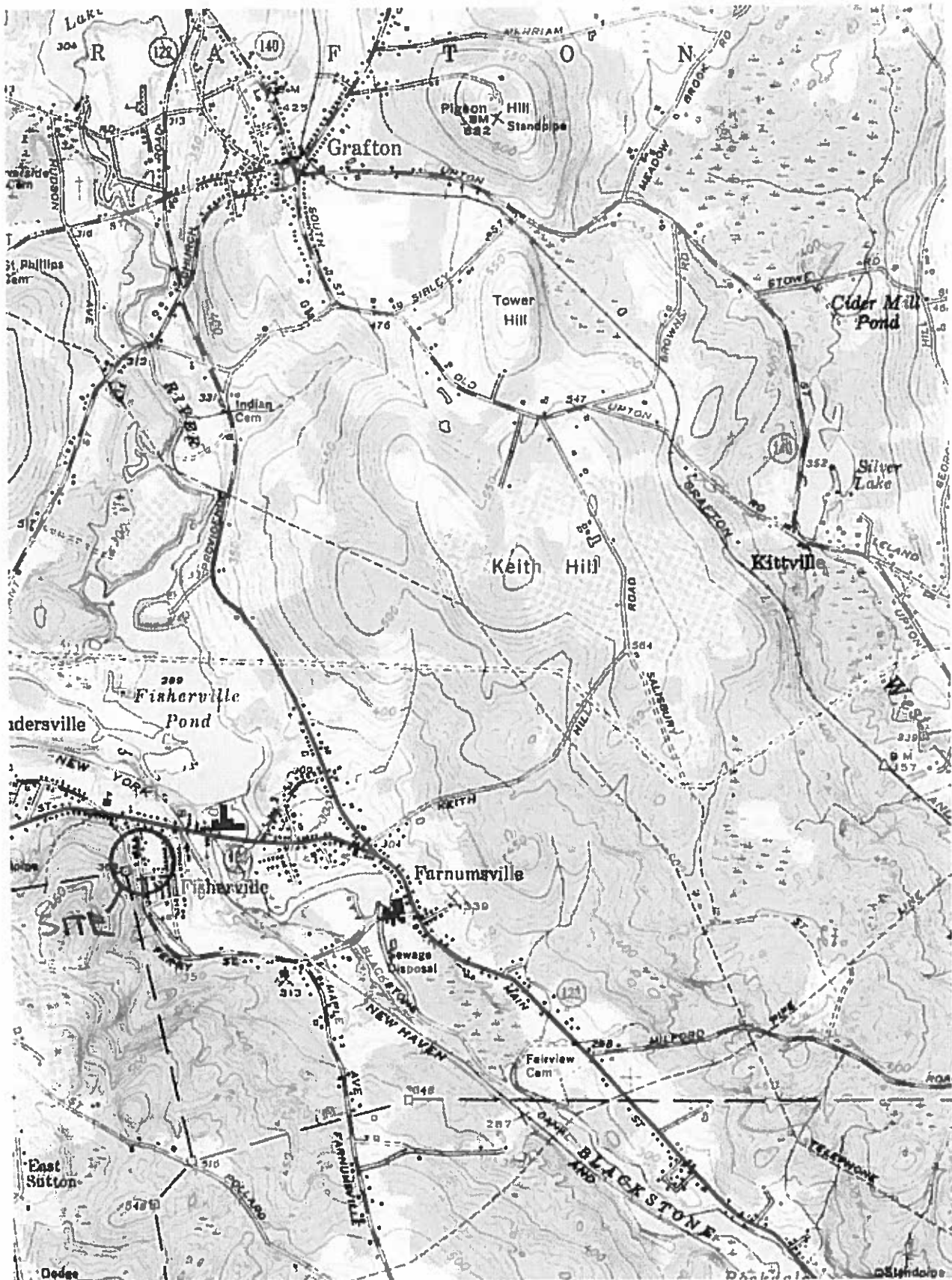
RESIDENCE INFORMATION					
Style:	CO	Tot Rooms:	8	Main Fn Area:	1328
Story Height:	2.00	Bedrooms:	5	Up Fn Area:	1204
Roof:	G	Full Baths:	3	Add Fn Area:	
Ext Wall:	AV	Half Baths:		Fn Bsmt Area:	320
Masonry Trim:		Ext Bath Fix:	1	Total Fin Area:	2532
Bath Qual:	T	RCNLD:	183391	Kitch Qual:	T
Mkt Adj:		Heat Type:	FA	Ext Kitch:	1
Sound Value:		Fuel Type:	G	Grade:	A
Fireplace:	2	Bsmt Gar Cap:		Condition:	A
Central AC:	N	Bsmt Gar SF:		Pct Complete:	
Att Gar SF:		%Good P/F/E/R:	///68	Att Str Val1:	
Porch Type		Porch Area		Att Str Val2:	
P		210			
W		258			
W		100			

LAND INFORMATION									
NBHD CODE:		2	NBHD CLASS:		2	ZONE:		R2	
Seg	Type	Code	Method	Sq-Ft	Acres	Influ-Y/N	Value	Class	
1	P	109	S	20000		N	85,184		
2	R	109	S	13500		N	2,430		

DETACHED STRUCTURE INFORMATION									
Str	Unit	Msr-1	Msr-2	E-YR-Blt	Grade	Cond	%Good P/F/E/R	Cost	
PV	S	495		1989	A	A	60///60	16,600	
G1	S	440		1920	A	A	60///60	9,800	
SE	S	140		2012	A	A	///97	2,400	

VALUATION INFORMATION					
Current Total:	415,000	Bldg:	327,400	Land:	87,600
Prior Total:	407,100	Bldg:	314,300	Land:	92,800







TOWN OF GRAFTON
 GRAFTON MEMORIAL MUNICIPAL CENTER
 30 PROVIDENCE ROAD
 GRAFTON, MASSACHUSETTS 01519
 (508) 839-5335 ext 1165 • FAX (508) 839-4602
 www.grafton-ma.gov

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MAR - 9 2018

BOARD OF ASSESSORS

GRAFTON
 ASSESSORS

Request for Abutters List

Date of Request: March 9, 2018 Date List Needed: March 16, 2018

Requested by: George P. Kiritsy, Esq. Phone: 508-886-2800

Name of Property Owner: Timothy S. Matatall, Jr.

Street Address of Property: 23B Ferry Street, Grafton, Massachusetts

Map: 110 114 Block: 114 Lot: 125

REASON FOR LIST:

Hearing before the Zoning Board of Appeals Yes No
 Hearing before the Planning Board Yes No
 Hearing before the Conservation Commission Yes No

Other: _____

REASON FOR HEARING - (please check)

Variance Scenic Road Title 5 Special Permit Subdivision

Other: _____

RADIUS FOR ABUTTERS - (please check one)

Immediate 300 Feet Upon, along, across or under: _____

LABELS

Two Sets of Labels will be provided if needed: Yes No
 (Planning Board requires 2 sets of Labels)

Office Use Only

Date List Prepared: 3-12-18 Address Labels Prepared: 3-12-18

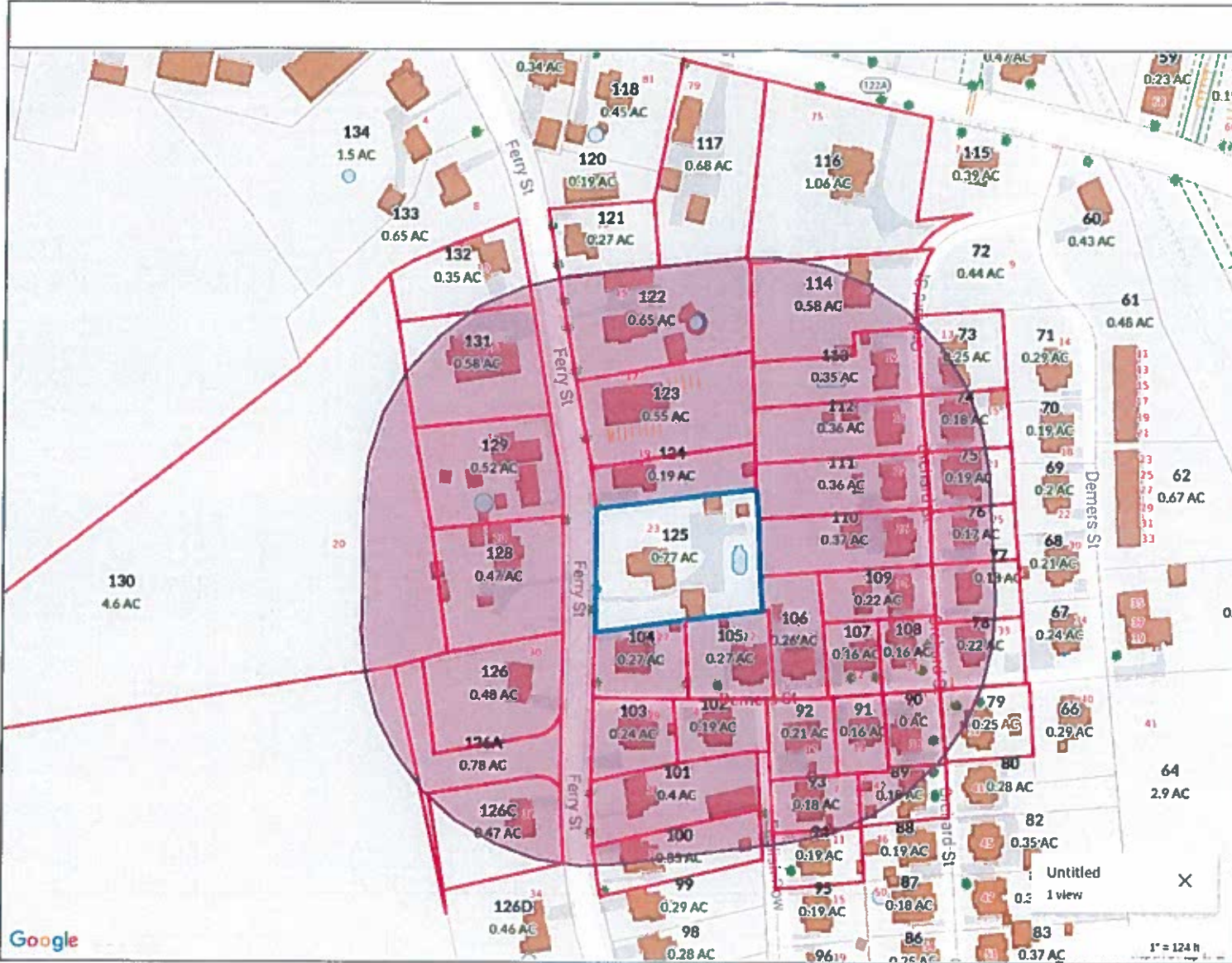
Fee Charged: \$ 85⁰⁰ Amt. Paid: 25⁰⁰ \$ Date: 3-9-18

Check: # _____ Cash: \$ 85⁰⁰ Money Order: \$ _____



 Tammy Kalinowski, Office Manager

PARCEL ID	LOCATION	OWNER 1	OWNER 2	ADDRESS	ADDRESS 2	CITY	ST	ZIP	BK	PG
110/114.0-0000-0073.0	13 ORCHARD STREET	SHAW GWYN T	SHAW MICHAEL R	11-13 ORCHARD STREET		S GRAFTON	MA	01560	44854	94
110/114.0-0000-0074.0	15 ORCHARD STREET	HEROUX JEANNETTE R - LIFE ESTATE	HEROUX ROLAND A	15-17 ORCHARD STREET		S GRAFTON	MA	01560	15541	394
110/114.0-0000-0076.0	25 ORCHARD STREET	ROBERTSON MICHAEL D		321 SCHOOL STREET		NORTHBRIDGE	MA	01534	55902	114
110/114.0-0000-0077.0	29 ORCHARD STREET	GOSSELIN THERESE LIFE ESTATE	MCCARDLE MARIE T TRUSTEE	GOSSELIN REALTY TRUST 43 RIVERSIDE DRIVE		AUBURN	MA	01501	57267	133
110/114.0-0000-0078.0	33 ORCHARD STREET	ST GEORGE TOMMY J		33 ORCHARD STREET		S GRAFTON	MA	01560	58137	2
110/114.0-0000-0079.0	37 ORCHARD STREET	PISCILLO ALYSON C	PISCILLO ANTHONY W	8 KAYE CIRCLE		N GRAFTON	MA	01536	52732	83
110/114.0-0000-0089.0	42 ORCHARD STREET	BOLIVAR ALLAN W	BOLIVAR JEANNE E	42 ORCHARD STREET		S GRAFTON	MA	01560	13016	343
110/114.0-0000-0091.0	13 DEMERS STREET	JORRITSMA EDITH W	JORRITSMA RONALD J	13 DEMERS STREET		S GRAFTON	MA	01560	16107	20
110/114.0-0000-0092.0	17 DEMERS STREET	CHEN JERRY Z	CHEN CAI YI	15-17 DEMERS STREET		S GRAFTON	MA	01560	54655	75
110/114.0-0000-0093.0	7 ENGLISH ROW	LAVALLEE JOSEPH G	LAVALLEE IRENE L	5-7 ENGLISH ROW		S GRAFTON	MA	01560	6276	229
110/114.0-0000-0094.0	11 ENGLISH ROW	SCHULTZE BARBARA V		9-11 ENGLISH ROW		S GRAFTON	MA	01560	21824	187
110/114.0-0000-0100.0	33 FERRY STREET	OUELLETTE CHRISTOPHER J		33 FERRY STREET		S GRAFTON	MA	01560	51620	347
110/114.0-0000-0101.0	31 FERRY STREET	MAXWELL PETER G & ANNE W	WOODBURN JAMES H & CATHERINE LIFE ESTATE	114 JEFFERSON AVENUE		BRENTWOOD	NY	11717	26164	307
110/114.0-0000-0102.0	4 ENGLISH ROW	DIAS STEVE		4 ENGLISH ROW		S GRAFTON	MA	01560	33483	69
110/114.0-0000-0103.0	29 FERRY STREET	ALLAIN RENE L & JEAN M TRUSTEES	ALLAIN LIVING TRUST	29 FERRY STREET		S GRAFTON	MA	01560	42827	342
110/114.0-0000-0104.0	27 FERRY STREET	BONINA STEPHEN M		27 FERRY STREET		S GRAFTON	MA	01560	57396	155
110/114.0-0000-0105.0	22 DEMERS STREET	LABBE LORRAINE E		20 DEMERS STREET		S GRAFTON	MA	01560	4685	212
110/114.0-0000-0106.0	16 DEMERS STREET	ARNOLD EDWIN G		22 BELKNAP STREET		WESTBORO	MA	01581	24029	030
110/114.0-0000-0107.0	12 DEMERS STREET	CARROLL VINCENT W		12-14 DEMERS STREET		S GRAFTON	MA	01560	56052	225
110/114.0-0000-0108.0	34 ORCHARD STREET	BOUTIETTE MARGUERITE L LIFE ESTATE	BOUTIETTE JOHN L	4 LELAND HILL ROAD		SUTTON	MA	01590	45711	348
110/114.0-0000-0109.0	30 ORCHARD STREET	CARROLL VINCENT W	CARROLL REBECCA	28-30 ORCHARD STREET		S GRAFTON	MA	01560	55233	232
110/114.0-0000-0110.0	26 ORCHARD STREET	MORIN ROBERT F JR	MORIN SHERRI	26 ORCHARD STREET		S GRAFTON	MA	01560	44855	199
110/114.0-0000-0111.0	22 ORCHARD STREET	BROWN BEVERLY ANN		MARBLE ROAD		SUTTON	MA	01590	5613	163
110/114.0-0000-0112.0	18 ORCHARD STREET	BUDA GARY	BUDA ADRIANA	18 ORCHARD STREET		S GRAFTON	MA	01560	56189	237
110/114.0-0000-0113.0	12 ORCHARD STREET	COURNOYER TODD R	COURNOYER MARY C	12-14 ORCHARD STREET		S GRAFTON	MA	01560	17905	250
110/114.0-0000-0114.0	B ORCHARD STREET	BELLERIVE ERIC J	BELLERIVE KRISTINA	8 ORCHARD STREET		S GRAFTON	MA	01560	54070	186
110/114.0-0000-0116.0	75 MAIN STREET	YOU INC		81 PLANTATION STREET		WORCESTER	MA	01604	15165	92
110/114.0-0000-0117.0	79 MAIN STREET	PELLETIER REGENT J & GLORIA L LIFE	MINARIK PAMELA D	79 MAIN STREET		S GRAFTON	MA	01560	54235	253
110/114.0-0000-0121.0	13 FERRY STREET	DOYLE KEVIN P		13 FERRY STREET		S GRAFTON	MA	01560	20926	235
110/114.0-0000-0122.0	15 FERRY STREET	WAGNER JOANNA M		15 FERRY STREET		S GRAFTON	MA	01560	57720	120
110/114.0-0000-0123.0	17 FERRY STREET	COTE MARC & SUZANNE TRUSTEES	RENAUD EDWARD & GERALDINE TRUSTEES	144 WOODLAND ROAD		WOONSOCKET	RI	02895	41349	272
110/114.0-0000-0124.0	19 FERRY STREET	ALLAIN RICHARD L	ALLAIN CELESTE D	19 FERRY STREET		S GRAFTON	MA	01560	7381	161
110/114.0-0000-0125.0	23 FERRY STREET	MATATALL TIMOTHY S JR		23 FERRY STREET		S GRAFTON	MA	01560	48414	375
110/114.0-0000-0126.0	30 FERRY STREET	REID CHRISTINE	REID DEREK	30 FERRY STREET		S GRAFTON	MA	01560	53729	276
110/114.0-0000-0126.A	30 SIDE FERRY STREET	SMOLLINS GEORGETTE M		59 HUXLEY AVENUE		PROVIDENCE	RI	02908	49731	312
110/114.0-0000-0126.C	32 FERRY STREET	PATCH GARY D	PATCH DEBRA L	32 FERRY STREET		S GRAFTON	MA	01560	31042	242
110/114.0-0000-0128.0	20 FERRY STREET	GARDZINA BERNARD P	GARDZINA PATRICIA A	20 FERRY STREET		S GRAFTON	MA	01560	5278	474
110/114.0-0000-0129.0	18 FERRY STREET	MESSINA THOMAS J SR	MESSINA MARY-ANN	1117 MILLBURY STREET		WORCESTER	MA	01607	55273	63
110/114.0-0000-0130.0	20 REAR FERRY STREET	GARDZINA BERNARD P	GARDZINA PATRICIA A	20 FERRY STREET		S GRAFTON	MA	01560	5278	474
110/114.0-0000-0131.0	16 FERRY STREET	RIPSZ DEBRA		36 FLANDERS ROAD		WESTBOROUGH	MA	01581	42944	391
110/114.0-0000-0132.0	10 FERRY STREET	STANLEY JOHN		10 FERRY STREET		S GRAFTON	MA	01560	51582	282
110/114.0-0101-0075.0	19 ORCHARD STREET	NOVICK SCOTT A		180 SPRING STREET		SHREWSBURY	MA	01545	54702	136
110/114.0-0101-0090.0	36 ORCHARD STREET	WOJCIK JOHN P III		36 ORCHARD STREET		S GRAFTON	MA	01560	41897	51
110/114.0-0102-0075.0	21 ORCHARD STREET	NOVICK SCOTT A		180 SPRING STREET		SHREWSBURY	MA	01545	54702	136
110/114.0-0102-0090.0	38 ORCHARD STREET	RAMSEY TINA L		38 ORCHARD STREET		S GRAFTON	MA	01560	23340	075



Property Information
Property ID 110/114.0-0000-0125.0
Location 23 FERRY STREET
Owner MATATALL TIMOTHY S JR



**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
Propertes updated 12/22/2016

GENERAL NOTES

- 1.) THE PURPOSE OF THIS PLAN IS TO DIVIDE THE LAND OF TIMOTHY S. MATATALL JR. INTO LOT 1 AND LOT 2 AS SHOWN HEREON.
- 2.) THIS SURVEY AND PLAN HAVE BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND ARE SUBJECT TO THE FINDINGS SUCH A REPORT MIGHT DISCLOSE.
- 3.) ZONING DISTRICT: MEDIUM DENSITY RESIDENTIAL (R2C). WATER SUPPLY PROTECTION DISTRICT OVERLAY.
- 4.) ADJUTERS INFORMATION TAKEN FROM ADJUTERS RECORDS.

REGULATORY NOTES

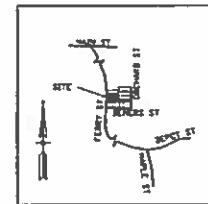
THERE ARE NO FLOODED PLAINS, WATERWAYS OR WETLAND RESOURCE AREAS ON SITE OR WITHIN 100 FEET OF THE PROPERTY.
 THERE ARE NO KNOWN WELLS ON SITE OR WITHIN 100 FEET OF THE PROPERTY.
 THIS PLAN DOES NOT PROPOSE A SUBDIVISION UNDER REG. CHAPTER 41, SEC. 8B, AS "THE DIVISION OF A TRACT OF LAND ON WHICH TWO OR MORE BUILDINGS WERE STANDING WHEN THE SUBDIVISION CONTROL LAW WENT INTO EFFECT IN THE CITY OR TOWN IN WHICH THE LAND LIES INTO SEPARATE LOTS ON EACH OF WHICH ONE OF SUCH BUILDINGS REMAINS STANDING, SHALL NOT CONSTITUTE A SUBDIVISION" DATES OF SUBDIVISION ENACTMENT IN GRAFTON WAS 1955.
 EVIDENCE OF PRE-EXISTENCE OF BUILDINGS TO THE SUBDIVISION CONTROL LAW INCLUDES TOWN OF GRAFTON VALUATION LISTS FROM 1948 AND 1953-54 WHICH INDICATES TWO DWELLINGS ALSO, COPIES OF HISTORIC USGS MAPS FROM 1944 WHICH DOES NOT SHOW TWO BUILDINGS AND FROM 1953 WHICH DOES SHOW TWO BUILDINGS ON THE LOT.

GRAFTON PLANNING BOARD
 APPROVAL UNDER SUBDIVISION CONTROL LAW NOT REQUIRED

DATE _____

COMPLIANCE WITH ZONING OR OTHER REGULATIONS IS NEITHER EXPRESSED NOR IMPLIED

LOCAL MAP
 1" = 1000'



ZONING DISTRICT	TOWN OF GRAFTON
R2C	MEDIUM DENSITY RESIDENTIAL (R2C)
FRONTAGE	20, 50, 60, 80, 100 FEET
LOT WIDTH	125 FEET
FRONT SETBACK	25 FEET
SIDE SETBACK	10 FEET
REAR SETBACK	10 FEET

PLAN OF LAND
 LOCATED IN
 GRAFTON, MASSACHUSETTS
 OWNED BY
 TIMOTHY S. MATATALL, JR.

WORCESTER W.D.R.D DEED: BK 48414 PAGE 374, DATED SEPTEMBER 27, 2007
 ASSESSORS PROPERTY ID : 110/114.0-0000-0125.0

PREPARED BY:



HUB SURVEY ASSOCIATES INC.
 10 PHELPS PLACE
 WEST BOYLSTON, MA 01583

SCALE: 1 INCH EQUALS 30 FEET
 DATE: MARCH 22, 2015
 GRAPHIC SCALE

I HEREBY CERTIFY THAT THIS SURVEY AND PLAN CONFORM TO THE ETHICAL PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

I FURTHER CERTIFY THAT THE PREPARATION OF THIS PLAN CONFORMS WITH RULES AND REGULATIONS OF THE REGISTRY OF DEEDS.

PROFESSIONAL LAND SURVEYOR



3-22-2015

NOTE: THIS PLAN SUPERSEDES PLAN RECORDED IN WORCESTER DISTRICT REGISTRY OF DEEDS IN PLAN BOOK 932 PLAN 68.

RESERVED FOR REGISTRY USE ONLY

