



**ZONING BOARD OF APPEALS  
TOWN OF GRAFTON**  
GRAFTON MEMORIAL MUNICIPAL CENTER  
30 PROVIDENCE ROAD  
GRAFTON, MASSACHUSETTS 01519  
Phone: (508) 839-5335 ext 1157 • FAX: (508) 839-4602  
www.grafton-ma.gov

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GRAFTON, MA

2019 AUG 23 AM 9:46

*Handwritten initials*

**Thursday, August 15, 2019**

**2019/ Case #860  
Special Permit**

Decision of the Board of Appeals on the petition from Joel R. Houde of 27 Hingham Road.  
Requesting that the Zoning Board of Appeals grant a Special Permit:

**TO ALLOW THE CONSTRUCTION OF A 15' X 24' DECK ON THE BACK OF A  
PRE-EXISTING, NON-CONFORMING STRUCTURE/LOT. THE DECK WILL BE  
9' 5" OFF THE SIDE SETBACK THAT REQUIRES A 15' SETBACK.**

At their duly held meeting on Thursday, August 15, 2019 the Zoning Board of Appeals took the following action: Motion made by Mr. Hanna and seconded by Vice Chairman, Mr. Yeomans:

That the Zoning Board of Appeals grant a Special Permit to Joel R. Houde at 27 Hingham Road, North Grafton, MA, to allow the construction of a 15' x 24' deck 9' 5" off the side setback as depicted in Exhibit A.

**FINDINGS:**

- F1. THE STRUCTURE WAS BUILT IN 1957, PER THE ASSESSORS CARD.
  - F2. THE PARCEL IS LOCATED IN THE R20 ZONING DISTRICT.
  - F3. THE R20 ZONE REQUIRES 140' OF FRONTAGE.
  - F4. THE LOT HAS 100' OF FRONTAGE.
  - F5. THE R20 ZONE REQUIRES A 30' FRONT YARD SETBACK AND THE STRUCTURE IS LOCATED 24.4' OFF THE FRONT LOT LINE.
  - F6. THE R20 ZONE REQUIRES A 15' SIDE YARD SETBACK AND THE STRUCTURE IS LOCATED 9.2' OFF THE SIDE LOT LINE.
- BASED ON FINDINGS F1-F6, THE CURRENT STRUCTURE IS A PRE-EXISTING, NON-CONFORMING STRUCTURE.
- F7. THE CURRENT USE IS A HOUSE.
  - F8. THE CURRENT HOME IS A 3 BEDROOM, 1.5 BATHROOM HOME, PROPOSED HOME IS A 3 BEDROOM, 1.5 BATHROOM HOME.
  - F9. THE NEIGHBORHOOD CONSISTS OF PRIMARILY RESIDENTIAL HOMES.
- BASED ON FINDINGS F7-F9, THE PROPOSED ADDITION IS NOT MORE DETRIMENTAL TO THE NEIGHBORHOOD.

**ON A ROLL CALL VOTE:**

William McCusker, Chairman: YES  
William Yeomans, Vice Chairman: YES  
Kay Reed, Clerk: YES  
Elias Hanna, Member: YES

Karl Chapin, Member: YES  
Brian Waller, Alt. Member: ABSENT  
Marianne Desrosiers, Alt. Mem: PRESENT

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 McCusker, Chairman \_\_\_\_\_

William Yeomans, Vice Chairman Wm Yeomans

Kay Reed, Clerk K Reed

Elias Hanna, Member \_\_\_\_\_

Karl Chapin, Member Karl Chapin

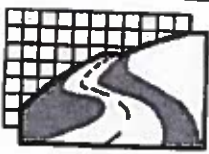
Brian Waller, Alternate Member \_\_\_\_\_

Marianne Desrosiers, Alternate Member \_\_\_\_\_

A complete file of this case (Case #860/2019) is on file with the Town Clerk.

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JUN 28 2019  
Zoning Board of Appeals



**Land Planning, Inc.**  
Civil Engineers • Land Surveyors  
Environmental Consultants

**Bellingham**  
167 Hartford Ave.  
Bellingham, MA 02019  
508-966-4130

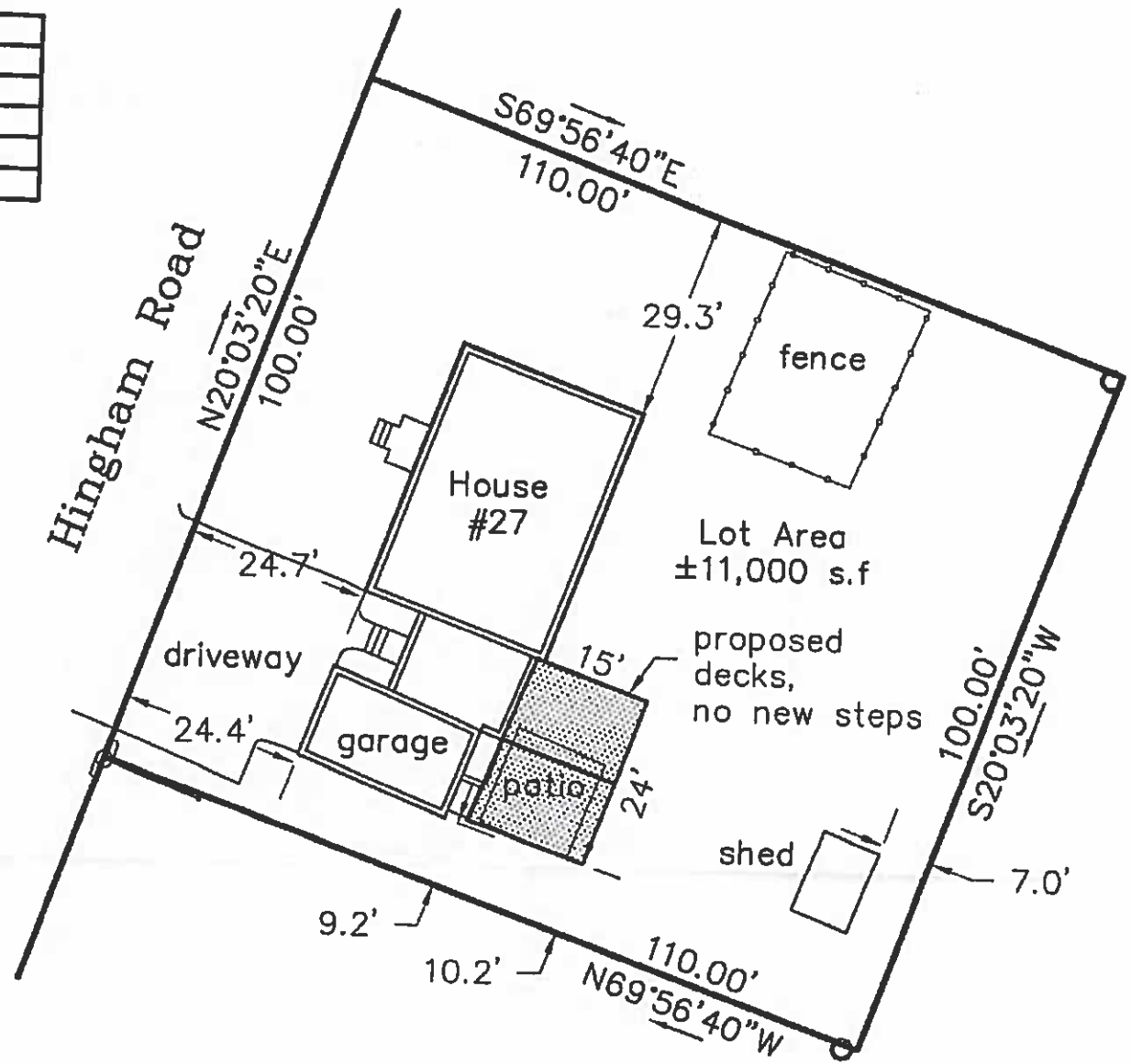
**North Grafton**  
214 Worcester St.  
N. Grafton, MA 01536  
508-839-9526

**Hanson**  
1115 Main Street  
Hanson, MA 02341  
781-294-4144

8/15/19 LK.A

ZONING DISTRICT: R-20

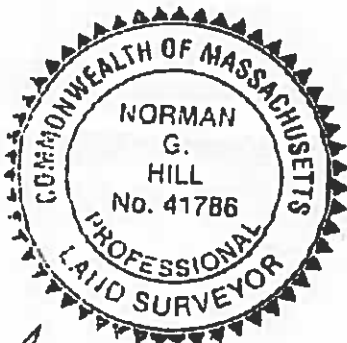
	REQUIRED
AREA	20,000 s.f.
FRONTAGE	125' min.
FRONT YARD	30' min.
SIDE YARD	15' min.
REAR YARD	15' min.
LOT COVERAGE	30% max



Notes:

- 1) The house is serviced by town water and sewer.
- 2) The house is not located within the Water Supply Overlay District.
- 3) 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 #25027C0827E dated July 4, 2011.



6-24-19

*Norman G. Hill*  
Norman G. Hill P.L.S. #41786

**Proposed Deck  
Certified Plot Plan**

located at  
**27 Hingham Road**  
North Grafton, Massachusetts  
owned by  
**Joel R & Jean L Houde**

June 10, 2019

Scale: 1"=30'

