



**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 #
2019 / 860

The Grafton Board of Appeals has received a petition from **JOEL R. HOUDE**
for **27 HINGHAM ROAD** requesting that the Zoning Board of Appeals grant a

Special Permit

to allow: **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 SEBACK
THAT REQUIRES A 15' SETBACK.**

Map: 36 Lot: 96 Block: 0000

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

#860
RECEIVED
JUN 14 2019
Zoning Board of Appeals

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

DATE: 6/14/19

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.

2019 JUN 14 AM 10:59
RECEIVED TOWN CLERK
GRAFTON, MA

Handwritten initials

FOR LAND/BUILDINGS AT 27 Hingham Rd

TO ALLOW: the construction of a 15' x 24' deck on the back of a pre-existing non-conforming structure on lot. The deck will be 9'5" of the side setback, ~~that~~ requires a 15' setback.

Please complete this **entire** section:

Location of property: _____ Tax Plan # 36 Plot # 96
 Zoning District in which the property is located: R20
 Title of Property in name of: Joel & Jean Houde
 Whose address is: 27 Hingham Rd - N-Grafton, MA 01536
 Deed recorded in Book # _____, Page # _____
 Plan Book # _____, Plan # _____
 X Signature of Petitioner: Joel R Houde
 Print Name Joel Houde
 Address of Petitioner: same
 Phone Number of Petitioner: 978-884-0802 - cell

jrhoude@verizon.net



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

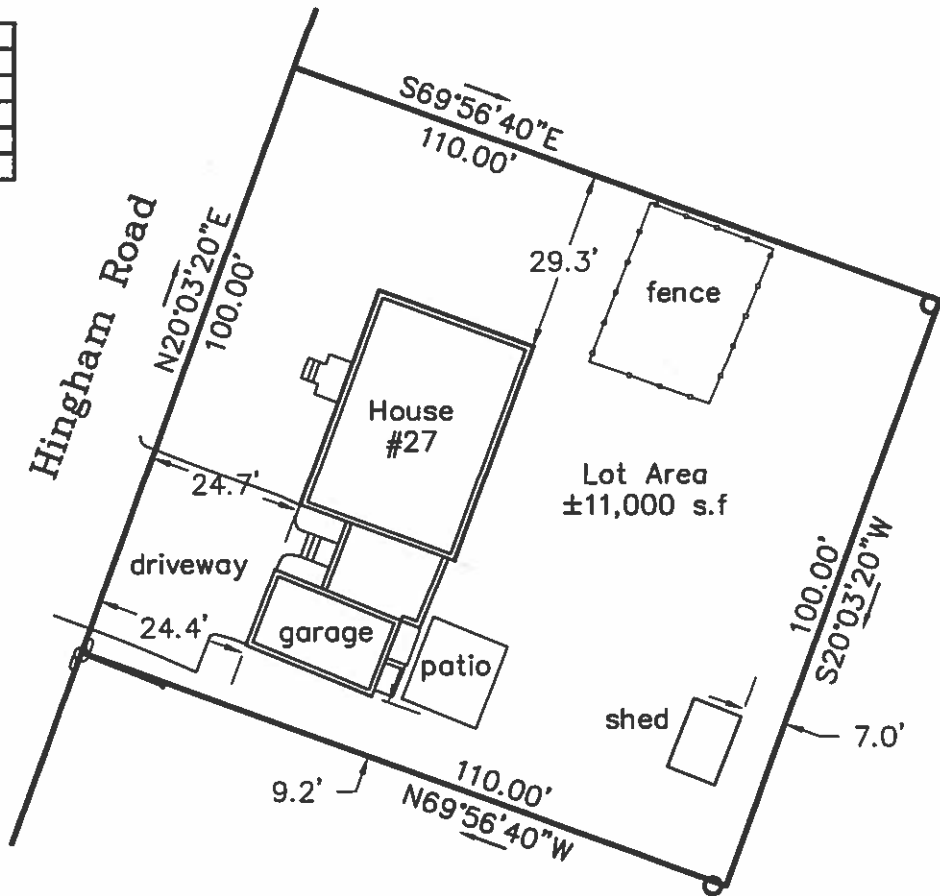
Bellingham
167 Hartford Ave.
Bellingham, MA 02019
508-966-4130

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

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

ZONING DISTRICT: R-20

AREA	REQUIRED
FRONTAGE	20,000 s.f.
FRONT YARD	125' min.
SIDE YARD	30' 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.

**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'



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



TOWN OF GRAFTON
 GRAFTON MEMORIAL MUNICIPAL CENTER
 30 PROVIDENCE ROAD
 GRAFTON, MASSACHUSETTS 01519
 (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 type="checkbox"/> Planning	_____	_____
<input type="checkbox"/> Board of Health	_____	_____	<input type="checkbox"/> Other	_____	_____

Other Permit: _____

<u>Same</u> Petitioner Name	<u>Joel Houde</u> Property Owner / Applicant
_____	<u>27 Hingham Rd</u> Property Address
_____	<u>Grafton, MA 01536</u> City, State, Zip
_____	_____
_____	_____
_____	_____

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

Belh Schottner 6/14/2019
 Treasurer / Collector Signature Date

Town of Grafton
Zoning Board of Appeals

DATE: June 17, 2019

<u>DESCRIPTION</u>	<u>ACCOUNT #</u>	<u>AMOUNT</u>
JOEL R. HOUDE	1.0.437.4322.1.0	\$165.00
JEAN L. HOUDE	(fees rendered)	
27 HINGHAM ROAD		
NORTH GRAFTON, MA		
CHECK #4746		
Total:		\$165.00

Grafton, MA

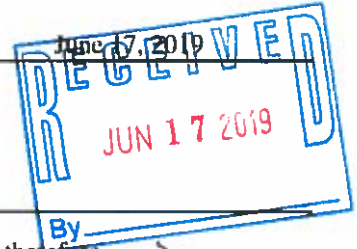
To the Accounting Officer:

The above is a detailed list of money collected by me, amounting in the aggregate to
One hundred sixty five dollars

which I have paid to the Town Treasurer on June 17, 2019, whose receipt I hold therefore.

Cash: _____

Checks: \$165.00



Katrina Koshivos

ZBA Recording Secretary
TITLE

Grafton, MA

June 17, 2019

To the Department Officer making the Payment:

Received of -Zoning Board of Appeals Katrina Koshivos, the sum of \$165.00

ONE HUNDRED SIXTY FIVE DOLLARS

on June 17, 2019

Treasurer's Office



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

RECEIVED

JUN 14 2019

**GRAFTON
 ASSESSORS**

BOARD OF ASSESSORS

Request for Abutters List

Date of Request: 6/14/19 Date List Needed: 6/28/19
 Requested by: Katrina ZBA Phone: _____
 Name of Property Owner: Ubel & Jean Houde
 Street Address of Property: 27 Hingham Rd.
 Map: 36 Block: 000 Lot: 96

REASON FOR LIST:

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

Other: _____

REASON FOR HEARING - (please check one)

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 (2) Sets of Labels are provided with abutters lists unless otherwise specified.

Other: _____ set(s) needed.

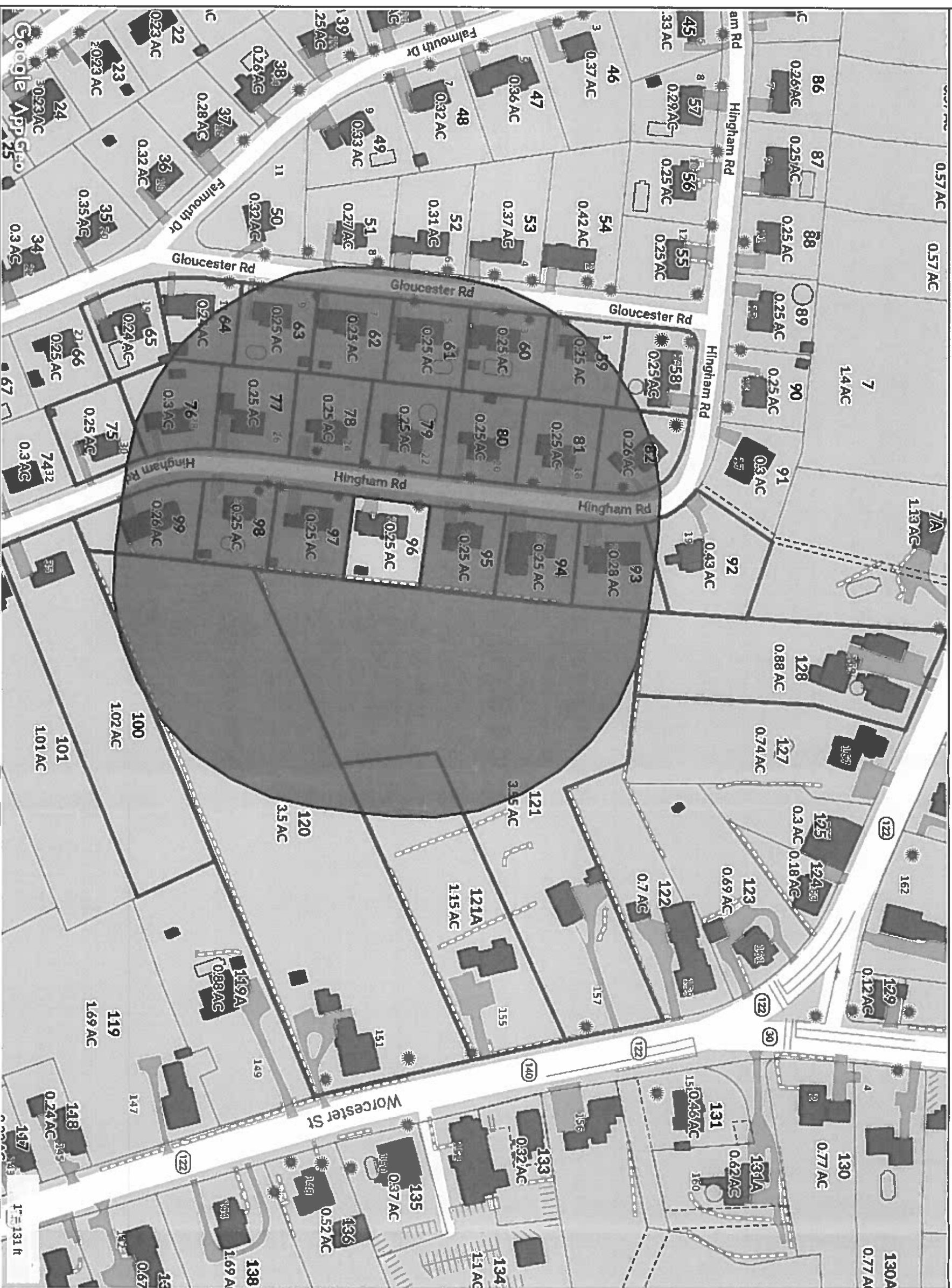
Office Use Only

Date List Prepared: 6-14-19 Address Labels Prepared: 6-14-19
 Fee Charged: \$ 25.00 Amt. Paid: \$ 25.00 Date: 6-14-19
 Check: # 4747 Cash: \$ _____ Money Order: \$ _____

Del. N. E. D. TA ZBA

ID	Site Address	Owner Name	Co-Owner Name	Owner Address	City	State	Zip	Book	Page
110/036.0-0000-0058.0	14 HINGHAM ROAD	ROSE JEREMY	ROSE CATHERINE	14 HINGHAM ROAD	N GRAFTON	MA	01536	60095	377
110/036.0-0000-0059.0	1 GLOUCESTER ROAD	MERRILL SUSANNA	ROSE EMILY	1 GLOUCESTER ROAD	N GRAFTON	MA	01536	59700	255
110/036.0-0000-0060.0	3 GLOUCESTER ROAD	DESIMONE THOMAS L	DESIMONE TONI J	3 GLOUCESTER ROAD	N GRAFTON	MA	01536	20840	377
110/036.0-0000-0061.0	5 GLOUCESTER ROAD	LORUSSO PAMELA B	LORUSSO MICHAEL A	5 GLOUCESTER ROAD	N GRAFTON	MA	01536	44129	92
110/036.0-0000-0062.0	7 GLOUCESTER ROAD	CLAUNCH JOSHUA DAN	CLAUNCH CATHERINE C	7 GLOUCESTER ROAD	N GRAFTON	MA	01536	52435	328
110/036.0-0000-0063.0	9 GLOUCESTER ROAD	BRAWN ROBERT		9 GLOUCESTER ROAD	N GRAFTON	MA	01536	54800	203
110/036.0-0000-0064.0	11 GLOUCESTER ROAD	GEMME JEANNE L		11 GLOUCESTER ROAD	N GRAFTON	MA	01536	3650	215
110/036.0-0000-0065.0	19 FALMOUTH DRIVE	DAVID MARK A	DAVID CINDY L	19 FALMOUTH DRIVE	N GRAFTON	MA	01536	19061	43
110/036.0-0000-0075.0	30 HINGHAM ROAD	LAPLANTE MICHEAL J		30 HINGHAM ROAD	N GRAFTON	MA	01536	45176	195
110/036.0-0000-0076.0	28 HINGHAM ROAD	CUNNINGHAM EDWARD	CUNNINGHAM BETTE	28 HINGHAM ROAD	N GRAFTON	MA	01536	12389	195
110/036.0-0000-0077.0	26 HINGHAM ROAD	CHUNG KINGFAN	SOLIMAN MAY C	26 HINGHAM ROAD	N GRAFTON	MA	01536	52052	154
110/036.0-0000-0078.0	24 HINGHAM ROAD	MACKENZIE MICHAEL	MACKENZIE ASHLEY	24 HINGHAM ROAD	N GRAFTON	MA	01536	55571	377
110/036.0-0000-0079.0	22 HINGHAM ROAD	SHERIDAN NANCY M		22 HINGHAM ROAD	N GRAFTON	MA	01536	52295	307
110/036.0-0000-0080.0	20 HINGHAM ROAD	MCDONNELL JAMES M	MCDONNELL JOYCE J	20 HINGHAM ROAD	N GRAFTON	MA	01536	5944	208
110/036.0-0000-0081.0	18 HINGHAM ROAD	KAYS JAMES	KAYS TINA	18 HINGHAM ROAD	N GRAFTON	MA	01536	55142	27
110/036.0-0000-0082.0	16 HINGHAM ROAD	GRAY PATRICK		16 HINGHAM ROAD	N GRAFTON	MA	01536	45289	100
110/036.0-0000-0092.0	19 HINGHAM ROAD	WHITING RICHARD S JR	WHITING NINA J	19 HINGHAM RD	N GRAFTON	MA	01536	13937	78
110/036.0-0000-0093.0	21 HINGHAM ROAD	BOVENZI GRACE R		21 HINGHAM ROAD	N GRAFTON	MA	01536	4492	391
110/036.0-0000-0094.0	23 HINGHAM ROAD	BIRTZ STEPHEN P	BIRTZ JOANN M	23 HINGHAM ROAD	N GRAFTON	MA	01536	6754	384
110/036.0-0000-0095.0	25 HINGHAM ROAD	DORDEN JOANNE Y		25 HINGHAM ROAD	N GRAFTON	MA	01536	33191	191
110/036.0-0000-0096.0	27 HINGHAM ROAD	HOUDE JOEL R	HOUDE JEAN L	27 HINGHAM ROAD	N GRAFTON	MA	01536	33654	54
110/036.0-0000-0097.0	29 HINGHAM ROAD	STANTON SUSAN	GAGNON DAVID	29 HINGHAM ROAD	N GRAFTON	MA	01536	18772	125
110/036.0-0000-0098.0	31 HINGHAM ROAD	ANTALEK MARK	ANTALEK MARY	31 HINGHAM ROAD	N GRAFTON	MA	01536	13297	266
110/036.0-0000-0099.0	33 HINGHAM ROAD	WESTGATE MARIE		33 HINGHAM ROAD	N GRAFTON	MA	01536	39861	185
110/036.0-0000-0100.0	35 HINGHAM ROAD	PROHN DOUGLAS A	PROHN JESSICA C	35 HINGHAM ROAD	N GRAFTON	MA	01536	47353	165
110/036.0-0000-0120.0	151 WORCESTER STREI	HANNA SARGON		58 BRIGHAM HILL ROAD	GRAFTON	MA	01519	42149	39
110/036.0-0000-0121.0	157 WORCESTER STREI	GLISPIN JENNIE M LIFE	GLISPIN DAVID R & PAT	157 WORCESTER STREI	N GRAFTON	MA	01536	45668	264
110/036.0-0000-0121.A	155 WORCESTER STREI	CRISPEN JAMES	CRISPEN JANET P	155 WORCESTER STREI	N GRAFTON	MA	01536	20043	67
110/036.0-0000-0128.0	169 WORCESTER STREI	BUDGE DARRYL H SR	BUDGE CHARLOTTE AN	169 WORCESTER STREI	N GRAFTON	MA	01536	14318	275

27 Hingham Road



**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.

Geometry updated 4/1/2018
Data updated 4/1/2018