



**TOWN OF GRAFTON**  
*Zoning Board of Appeals*  
 GRAFTON MEMORIAL MUNICIPAL CENTER  
 30 PROVIDENCE ROAD  
 GRAFTON, MASSACHUSETTS 01519  
 Phone: (508) 839-5335 ext 1154 • FAX: (508) 839-4602  
 www.grafton-ma.gov

RECEIVED TOWN CLERK  
 GRAFTON, MA  
 2020 AUG 11 PM 12:27

**Legal Notice**

The Grafton Board of Appeals has received a petition from CHRISTOPHER MULVEY  
 For 26 KAYE CIRCLE requesting that the Zoning Board of Appeals grant a

**Special Permit**

to allow: TO ALLOW THE CONSTRUCTION OF A 1,400 SQ. FOOT 3 CAR GARAGE ON A PRE-EXISTING, NON-CONFORMING STRUCTURE. WHERE A 30' FRONT SETBACK IS REQUIRED AND THE DWELLING IS 24.3' OFF THE FRONT LOT LINE. LOOKING FOR 5.7' OF RELIEF.

Map: 28 Lot: 31 Block: 0000

The Board will conduct a Public Hearing on Thursday, September 3, 2020 at 7:15 PM via Zoom Conference to consider this request and/or to take whatever action is necessary, including the granting of a finding, special permit, variance, or other necessary relief allowed under the Zoning By-Law.

Copies of the application and plan are available for public inspection on the Town of Grafton website at [www.grafton-ma.gov](http://www.grafton-ma.gov) on the Zoning Board of Appeals 40A page. Pursuant to Governor Baker's March Stay at Home Advisory, this meeting will be conducted via remote participation. Please see <https://www.grafton-ma.gov/zoning-board-appeals/pages/40a-applications>.

**The September 3, 2020 ZBA Meeting may be accessed via either of the following means:**

- **Grafton Government Cable Access: Channel 192 on Charter or Channel 34 on Verizon.**
- **Via Zoom conferencing: <https://zoom.us/j/8364457185>**
- **Passcode: 617885**
- **One tap mobile:**
- **+13017158592,8364457185#....0#,617885# US (Germantown)**
- **+13126266799,,8364457185#,,,,,0#,,617885# US (Chicago)**
- **Dial by your location:**

<b>+ 1 301 715 8592 US (Germantown)</b>	<b>+1 312 626 6799 US (Chicago)</b>
<b>+1 646 558 8656 US (New York)</b>	<b>+1 253 215 8782 US (Tacoma)</b>
<b>+1 346 248 7799 US (Houston)</b>	<b>+1 669 900 9128 US (San Jose)</b>

**ZONING BOARD OF APPEALS**

William McCusker, Chairman	Marianne Desrosiers, Vice Chairman
Kay Reed, Clerk	William Yeomans, Member #1
Brian Waller, Member #2	Carl Parisi, Alternate
Seetharaman Ganesan, Alternate	

Case Number #872 /2020 THE GRAFTON NEWS  
 Thursday, August 20, 2020 and Thursday, August 27, 2020

**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](mailto:koshivosk@graffton-ma.gov)**

**Website: [www.graffton-ma.gov](http://www.graffton-ma.gov)**

2020 JUL 29 PM 1:06

RECEIVED TOWN CLERK  
GRAFTON, MA

**Zoning Board of Appeals**

**New Case Notice**

Case Number #

2020 / 872

The Grafton Board of Appeals has received a petition from CHRISTOPHER MULVEY  
for 26 KAYE CIRCLE requesting that the Zoning Board of Appeals grant a

Special Permit

to allow: TO ALLOW THE CONSTRUCTION OF A 1,400 SQ. FOOT 3 CAR GARAGE ON A PRE-EXISTING,  
NON-CONFORMING STRUCTURE. WHERE A 30' FRONT SETBACK IS REQUIRED AND THE  
DWELLING IS 24.3' OFF THE FRONT LOT LINE. LOOKING FOR 5.7' OF RELIEF.

Map: 28 Lot: 31 Block: 0000

The Board will conduct a Public Hearing on  
PM in Conference Room

at 7:00

A, at the Municipal Center, 30 Providence Road, Grafton, MA 01519 to consider this request.

**ZONING BOARD OF APPEALS**

William McCusker, Chairman

Marianne Desrosiers, Vice Chairman

Kay Reed, Clerk

William Yeomans, Member

Brian Waller, Member

Seetharaman Ganesan, Alternate

Carl Parisi, Alternate

RECEIVED  
JUL 29 2020  
Zoning Board of Appeals

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

2020 JUL 29 PM 06

RECEIVED TOWN CLERK  
TOWN OF GRAFTON, MA

**DATE:** 07/21/2020

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** 26 Kaye Circle, North Grafton, MA

**TO ALLOW:**

The expansion of a privileged nonconforming structure (nonconforming due to a failure to satisfy the dimensional requirements of the Zoning District). The applicant proposes to construct an attached garage to the existing dwelling. *1,400 sq ft 3 car garage.*

Please complete this **entire** section:

Location of property: 26 Kaye Circle Tax Plan # 26 Plot # 31  
Zoning District in which the property is located: R-20  
Title of Property in name of: Christopher J. Mulvey  
Whose address is: 26 Kaye Circle, North Grafton, MA  
Deed recorded in Book # 59895, Page # 150  
Plan Book # 167, Plan # 79  
Signature of Petitioner:   
Print Name Christopher J. Mulvey  
Address of Petitioner: 26 Kaye Circle, North Grafton, MA  
Phone Number of Petitioner: (508) 735-9953



**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: Special Permit - ZBA

<u>Christopher J. Mulvey</u>	<u>Same</u>
Petitioner Name	Property Owner / Applicant
<u>26 Kaye Circle</u>	<u>Same</u>
Petitioner Address	Property Address
<u>North Grafton, MA 01536</u>	<u>Grafton, MA</u>
City, State, Zip	City, State, Zip
<u>(508) 735-9953</u>	
Phone	

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

Debra E. Boyle 7-21-20  
 Treasurer / Collector Signature Date



2019 00000150

Bk: 59895 Pg: 150

Page: 1 of 3 01/02/2019 11:53 AM WD

MASSACHUSETTS EXCISE TAX  
Worcester District ROD #20 001  
Date: 01/02/2019 11:53 AM  
Cit# 191680 02922 Doc# 00000150  
Fee: \$1,368.00 Cons: \$300,000.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

**QUITCLAIM DEED**

**Turning Point Investments, LLC**, a Massachusetts Limited Liability Company, of 22 Temi Road, Hudson,

*for consideration paid* in the amount of Three Hundred Thousand and 00/100 (\$300,000.00) Dollars,

*does hereby grant to Christopher J. Mulvey, single, and Laura M. Cranshaw, single, as Joint Tenants With Rights of Survivorship*, of 26 Kaye Circle, Grafton, Massachusetts,

**WITH QUITCLAIM COVENANTS**

the land in Grafton, Massachusetts, Worcester County, situated on the most easterly side of Kaye Circle and being Lot #10 as shown on a plan of Brookside Acres, developed by Kaye & Ericson, dated 1954, made by W. B. Brown, C.E., and recorded with the Worcester District Registry of Deeds, Plan book 197, Plan 79, and bounded and described as follows:

BEGINNING at a point in the most easterly side of Kaye Circle, at the northwest corner of the lot to be conveyed;

THENCE S. 86° 22' 00" E. 100 feet by lot numbered 9 as shown on said plan to land now or formerly of George R. Brooks;

THENCE S. 3° 38' 00" W. 50.91 feet to a point;

THENCE S. 2° 26' 30" E. 68.11 feet to a point;

THENCE S. 3° 48' 30" W. 110.92 feet to a right of way as shown on said plan; the last three lines being by land of said Brooks:

THENCE N. 48° 17' 00" W. by the northerly line of said right of way 135.77 feet to the most easterly line of Kaye Circle as shown on said plan;

THENCE N. 3° 38' 00" E. 144.91 feet by the most easterly line of Kaye Circle to the point of beginning.

Property Address: 26 Kaye Circle, Grafton, MA 01536

3

CONTAINING 19,102 square feet of land according to said plan.

Said premises are conveyed subject to the following restrictions:

1. No house trailers shall be kept on the premises.
2. No livestock or poultry shall be raised or kept on the premises with the exception of household pets such as a cat or dog.

This sale is not a sale of all or substantially all of the assets for the Grantor located in the Commonwealth of Massachusetts.

For title see deed dated October 12, 2018 and recorded in Worcester District Registry of Deeds in Book 59561, Page 283.

*[SIGNATURE PAGE FOLLOWS]*

WITNESS my hand and seal this 2 day of January, 2019.

*Michael V. Yerardi*  
Michael V. Yerardi, Manager  
Turning Point Investments, LLC

**COMMONWEALTH OF MASSACHUSETTS**

Worcester, ss.

January 2, 2019

On this 2 day of January, 2019, before me, the undersigned notary public, personally appeared Michael V. Yerardi, Manager, and proved to me through satisfactory evidence of identification, which was a valid driver's license, to be the person who signed the preceding or attached document in my presence, and acknowledged the foregoing instrument to be the free act and deed of said person.

*[Signature]*  
Notary Public:  
My commission expires:

