



TOWN CLERK

Kandy L. Lavallee
Town Clerk

TOWN OF GRAFTON
GRAFTON MEMORIAL MUNICIPAL CENTER
30 PROVIDENCE ROAD
GRAFTON, MASSACHUSETTS 01519
(508) 839-5335 ext. 1195
clerks@grafton-ma.gov



Bk: 03244 Pg: 231

Page: 1 of 4 09/14/2020 12:53 PM WD

CERTIFICATE OF NO APPEAL

DECISION: GRAFTON ZONING BOARD OF APPEALS
869- Special Permit

PETITIONER: Steve Belfiore 10-12 Bridge Street, LLC
33 South Street, Grafton, MA 01519


OWNER: Steve Belfiore 10-12 Bridge Street, LLC
33 South Street, Grafton, MA 01519

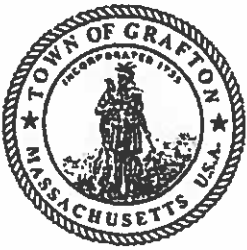
DEED REFERENCE: 10 Bridge Street
Assessor's Map 27, Lot 20
Worcester District Registry of Deeds
Book 54578, Page 49

This is to certify that the Decision of the Grafton Zoning Board of Appeals to grant a Special Permit to 10-12 Bridge Street, LLC for the construction of a 10' X 20' addition on the side of a pre-existing, non-conforming structure to handle take out orders and a pizza oven on property located at 10 Bridge Street, North Grafton. The Decision was duly recorded in the Town Clerks office on June 9, 2020 at 1:32 pm.

No Notice of Appeal of the Decision was filed in this office within the twenty days next, the appeal period ending on June 29, 2020.

A true copy, ATTEST:


Kandy L. Lavallee, Town Clerk
Grafton, MA



Office of the Zoning Board of Appeals

30 Providence Road
Grafton, Massachusetts 01519

RECEIVED TOWN CLERK
GRAFTON MA

Phone: (508) 839-5335 x 1154 - Fax: (508) 839-4602 PM 1:32

koshivosk@graffton-ma.gov
www.graffton-ma.gov

THE COMMONWEALTH OF MASSACHUSETTS

Town of Grafton
BOARD OF APPEALS

Thursday, June 4, 2020

Case Number:

2020 /869

Special Permit

STEVE BELFIORE 10-12 BRIDGE STREET, LLC

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

TO BUILD A 10' X 20' ADDITION ON THE SIDE OF A PRE-EXISTING, NON-CONFORMING
STRUCTURE TO HANDLE TAKE OUT ORDERS AND A PIZZA OVEN.

At their duly held meeting Thursday, June 4, 2020 the Zoning Board of Appeals took the following action

Motion was made by Mr. Yeomans and seconded by Mr. Waller

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

at 10 BRIDGE STREET GRAFTON MA

TO GRANT A SPECIAL PERMIT TO 10-12 BRIDGE STREET, LLC FOR THE CONSTRUCTION
OF A 10' X 20' ADDITION ON THE SIDE OF APRE-EXISTING, NON-CONFORMING
STRUCTURE TO HANDLE TAKE OUT ORDERS AND A PIZZA OVEN.
BOOK: 54578 PAGE:49

FINDINGS:

- F1. THE STRUCTURE WAS BUILT IN 1880.
- F2. THE PARCEL WAS PURCHASED IN 2015.
- F3. THE PARCEL IS LOCATED IN THE INDUSTRIAL(I) ZONING DISTRICT.
- F4. THE INDUSTRIAL (I) ZONE REQUIRES A 40,000 SQUARE FOOT LOT.
- F5. THE STRUCTURE IS LOCATED ON A 20,634 SQUARE FOOT LOT.
- F6. THE INDUSTRIAL (I) ZONE REQUIRES A 40' FRONT YARD SETBACK AND THE STRUCTURE IS LOCATED 12.1' OFF THE FRONT YARD SETBACK.

BASED ON FINDINGS F1-F6, THE BUILDING IS A PRE-EXISTING, NON-CONFORMING STRUCTURE.

F7.THE CURRENT USE IS A RESTAURANT.

F8. THE PROPOSED CHANGE IS PER THE PLAN DATED MAY 7, 2020 "PROPOSED ADDITION SITE PLAN LOCATED

F9. THE NEIGHBORHOOD CONSISTS OF PRIMARILY COMMERICAL USES.

F10. THE PROPOSAL WILL NOT INCREASE THE CAPACITY OF THE RESTAURANT.

F11. ALTHOUGH THE PROPOSAL REMOVES 2 PARKING SPOTS, THE PREMISES WILL STILL HAVE 64 PARKING SPACES WHERE 51 ARE REQUIRED.

BASED ON FINDINGS F7-F11, THE PROPOSED ADDITION IS NOT MORE DETRIMENTAL TO THE NEIGHBORHOOD.

F12. THE LOT IS LOCATED IN THE WATER SUPPLY PROTECTION OVERLAY DISTRICT. (WSPOD)

F13. THE CHANGE IS AN INCREASE OF LESS THAN 10% IN LOT COVERAGE.

BASED ON FINDINGS F11-F12, THE BOARD FINDS THE CHANGE TO BE WITHIN THE 50% ALLOWED IN THE WSPOD.

On a roll-call vote:

Chairman: Yes

Member 2: Yes

Vice Chairman: Yes

Alternate 1: Present at Hearing

Clerk: Yes

Alternate 2: Present at Hearing

Member 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 McCusker, Chairman _____

Marianne Desrosiers, Vice Chairman _____

Kay Reed, Clerk _____

William Yeomans, Member _____

Brian Waller, Member _____

Seetharaman Ganesan, Alternate Member _____

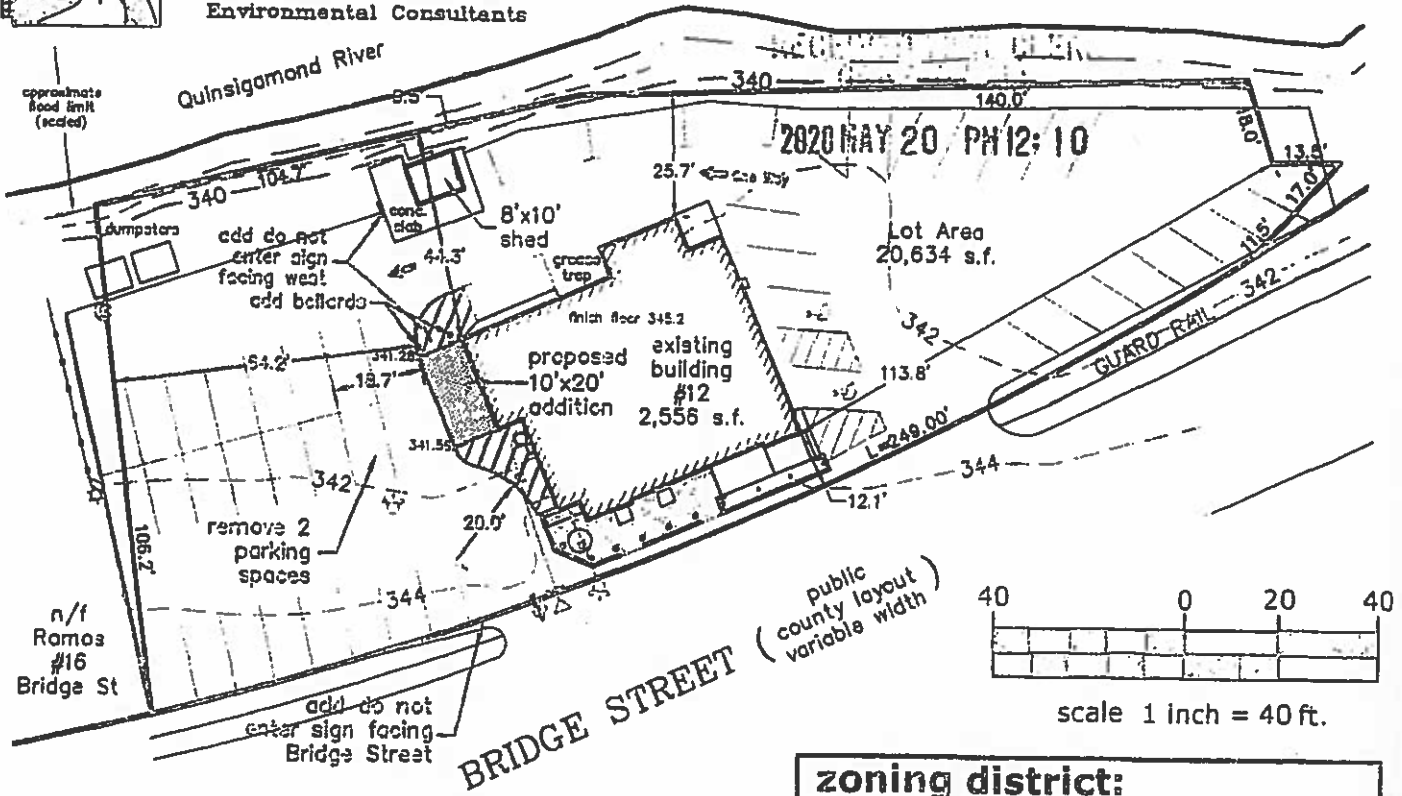
A true copy; Carl Parisi, Alternate Member _____

Attest:

Kandy L. Lavallee
Kandy L. Lavallee, Town Clerk
Grafton, MA

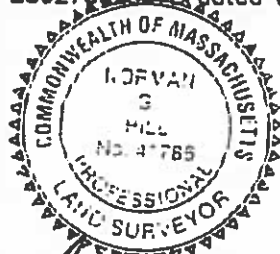


LAND PLANNING, INC.
Civil Engineers • Land Surveyors
Environmental Consultants



The proposed addition area is currently pavement, no new impervious areas are proposed.
The site is located within the Water Supply Protection Overlay District.
Conservation Commission Approval is required.
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.
Buildings must be setback from steep slopes in accordance with section R403.1.7.2 of the International Residential Building Code. A registered engineer may be required to demonstrate that the intent of this section has been met.

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
Date: 5-17-20
Norman G. Hill, PLS #41786

RECEIVED
MAY 20 2020

Zoning Board of Appeals
Locus Map
scale 1" = 500'



zoning district: Industrial		
	Required	Provided
Lot Area	40,000 s.f.	20,634 s.f.
Frontage	120'	249.0'
Front Yard	40'	12.1'
Side Yard L	35'	64.2'
Side Yard R	35'	113.8'
Rear Yard	35'	25.7'
Coverage	40% max.	13.4%

**Proposed Addition
Plot Plan**
Located at
10-12 Bridge Street
North Grafton, MA
owned by
**10-12 Bridge
Street, LLC**
33 South Street
Grafton, MA 01519
May 7, 2020

167 HARTFORD AVENUE
BELLINGHAM, MA. 02019
508-966-4130

214 WORCESTER STREET
ROUTE 122
GRAFTON, MA. 01536
508-839-9526

1115 MAIN STREET
HANSON, MA. 02341
781-294-4144

P. O. BOX 644
HOLDEN, MA. 01520
508-829-3006

ATTEST: WORC. Kathryn A. Toomey, Register

G 9183