



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



2020 00087812

Bk: 62978 Pg: 40

Page: 1 of 3 08/07/2020 02:01 PM WJ

CERTIFICATE OF NO APPEAL

DECISION: GRAFTON ZONING BOARD OF APPEALS
867- Special Permit

PETITIONER: Robin Loureiro
P.O. Box 96, Hopedale, MA 01747

OWNER: Robin Loureiro
P.O. Box 96, Hopedale, MA 01747

DEED REFERENCE: 4 Park Court
Assessor's Map 27, Lot 24
Worcester District Registry of Deeds
Book 53899, Page 67

RECEIVED
AUG 10 2020
Zoning Board of Appeals

This is to certify that the Decision of the Grafton Zoning Board of Appeals to extend a pre-existing, non-conforming structure with the construction of roof overhangs over 3 individual set of exterior stairs at property located at 4 Park Court, North Grafton. The Decision was duly recorded in the Town Clerks office on July 8, 2020 at 2:23 pm.

No Notice of Appeal of the Decision was filed in this office within the twenty days next, the appeal period ending on July 28, 2020.

A true copy, ATTEST: *Kandy L. Lavallee*
Kandy L. Lavallee, Town Clerk
Grafton, MA

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GRAFTON, MA
2020 AUG 10 AM 11:18



**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
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2020 JUL -8 PM 2:23

**THE COMMONWEALTH OF MASSACHUSETTS
Town of Grafton
BOARD OF APPEALS**

2020/Case #867

Special Permit

Decision of the Board of Appeals on the petition from ROBIN LOUREIRO of P.O. Box 96, Hopedale, MA requesting the Zoning Board of Appeals to grant a Special Permit for:

TO EXTEND A PRE-EXISTING, NON-CONFORMING STRUCTURE WITH THE CONSTRUCTION OF ROOF OVERHANGS OVER 3 INDIVIDUAL SETS OF EXTERIOR STAIRS.

At their duly held meeting on Thursday, June 25, 2020 the Zoning Board of Appeals took the following action: Motion made by Mr. Yeomans and 2nd by Mr. Waller that the Zoning Board of Appeals grant a Special Permit to Robin Loureiro, 4 PARK COURT, GRAFTON, MA

TO GRANT A SPECIAL PERMIT TO ALLOW THE CONSTRUCTION OF 3 ROOF OVERHANGS OVER 3 INDIVIDUAL SETS OF EXTERIOR STAIRS AS DEPICTED IN EXHIBIT A, ATTACHED.

FINDINGS:

- F1. THE STRUCTURE WAS BUILT IN 1920.
- F2. THE PARCELS IS LOCATED IN THE (I) INDUSTRIAL ZONING DISTRICT.
- F3. THE I ZONE REQUIRES A 40' FRONT YARD SETBACK AND THE STRUCTURE IS LOCATED 26.1' OFF THE FRONT YARD SETBACK.
- BASED ON FINDINGS F1-F3, THE STRUCTURE IS A PRE-EXISTING, NON-CONFORMING STRUCTURE.
- F4. THE CURRENT USE IS A RESIDENTIAL STRUCTURE.
- F5. THE NEIGHBORHOOD CONSISTS OF PRIMARILY RESIDENCES.
- F6. THE CHANGE IS ONLY TO PLACE A ROOF OVERHANG OVER EXISTING STAIRS.
- BASED ON FINDINGS F4-F6, THE PROPOSED ADDITION IS NOT MORE DETRIMENTAL TO THE NEIGHBORHOOD.
- F7. THE LOT IS LOCATED IN THE WATER SUPPLY PROTECTION OVERLAY DISTRICT.
- F8. THE CHANGE IS AN INCREASE OF ZERO (0%).

BASED ON FINDINGS F7-F8, THE PROPOSED CHANGE IS WITHIN THE 50% INCREASE ALLOWED IN THE WSPD AND WILL NOT BNE MORE DETRIMENTAL TO THE SUPPLY AND QUALITY OF THE GROUNDWATER THAN THE EXISTING USE.

ON A ROLL CALL VOTE:

William McCusker, Chairman: **YES**
Marianne Desrosiers, Vice Chairman: **YES**
Kay Reed, Clerk: **YES**
William Yeomans, Member: **YES**

Brian Waller, Member: **YES**
Carl Parisi, Alternate Member: **Present at meeting**
Seetharaman Ganesan, Alternate Member: **Present at meeting**

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 _____

Carl Parisi, Alternate Member _____

Seetharaman Ganesan, Alternate Member _____

A complete file of this case (Case #867/2020) is on file with the Town Clerk.
A true copy;

Attest:

Kandy L. Lavallee

Kandy L. Lavallee, Town Clerk
Grafton, MA

Official Receipt for Recording In:

Worcester South Registry of Deeds
90 Front St.

Worcester, Massachusetts 01608

Issued To:
ROBIN LOUREIRO
9782352267

Recording Fees

Document Description	Number	Book/Page	Recording Amount
DEEN	00087812	62978 40	\$105.00
			\$105.00

Collected Amounts

Payment Type		Amount
Check	2007	\$105.00
		\$105.00

Total Received : \$105.00
Less Total Recordings: \$105.00

Change Due : \$.00

Thank You
KATHRYN A. TOONEY - Register of Deeds

By: L. Scala

Receipt# Date Time
1249680 06/07/2020 02:01p