



Katrina Koshivos <koshivosk@grafton-ma.gov>

Modification to Grafton Grill & Crust pizza shed

1 message

Lori Belfiore <loristeve@verizon.net>

Thu, Feb 11, 2021 at 1:33 PM

To: Billmccusker@charter.net

Cc: Katrina Koshivos <koshivosk@grafton-ma.gov>, Steve Belfiore <sbelfiore@verizon.net>, fredericot@grafton-ma.gov, bergerr@grafton-ma.gov

Thursday, February 11, 2021

Grafton Grill & Crust

10 Bridge Street

North Grafton MA 01536

RECEIVED
FEB 16 2021
Zoning Board of Appeals

Dear ZBA Members,

We would like to request a minor modification to special permit #869 issued on June 4, 2020. This modification is to allow a small enclosed area of the deck frame already constructed and will fall in the footprint of the existing frame. This 8'x10' (80 square feet) area will be used for customer food pick up. Please look over the attached addendum documents. We appreciate your consideration as currently this is crucial to the success of our business.

Please note, with this modification that we are requesting, there will be no additional changes to the plot plan submitted on June 4, 2020.

Thank you for your help,

Steve and Lori Belfiore

6 attachments

Scan 13.pdf



Office of the Zoning Board of Appeals
30 Providence Road
Grafton, Massachusetts 01519

Phone: (508) 839-5335 x 1154 - Fax: (508) 839-4602
koshivosk@grafton-ma.gov
www.grafton-ma.gov

THE COMMONWEALTH OF MASSACHUSETTS

Town of Grafton
BOARD OF APPEALS

Thursday, June 4, 2020

Case Number:

2020 /869

Special Permit

RECEIVED TOWN CLERK
GRAFTON, MA
2020 JUN -9 PM 1:32

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 COMMERCIAL 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

Kay Reed

William Yeomans, Member

William Yeomans

Brian Waller, Member

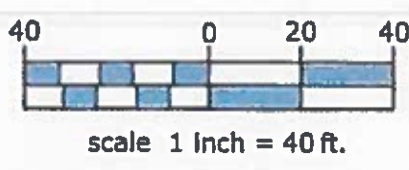
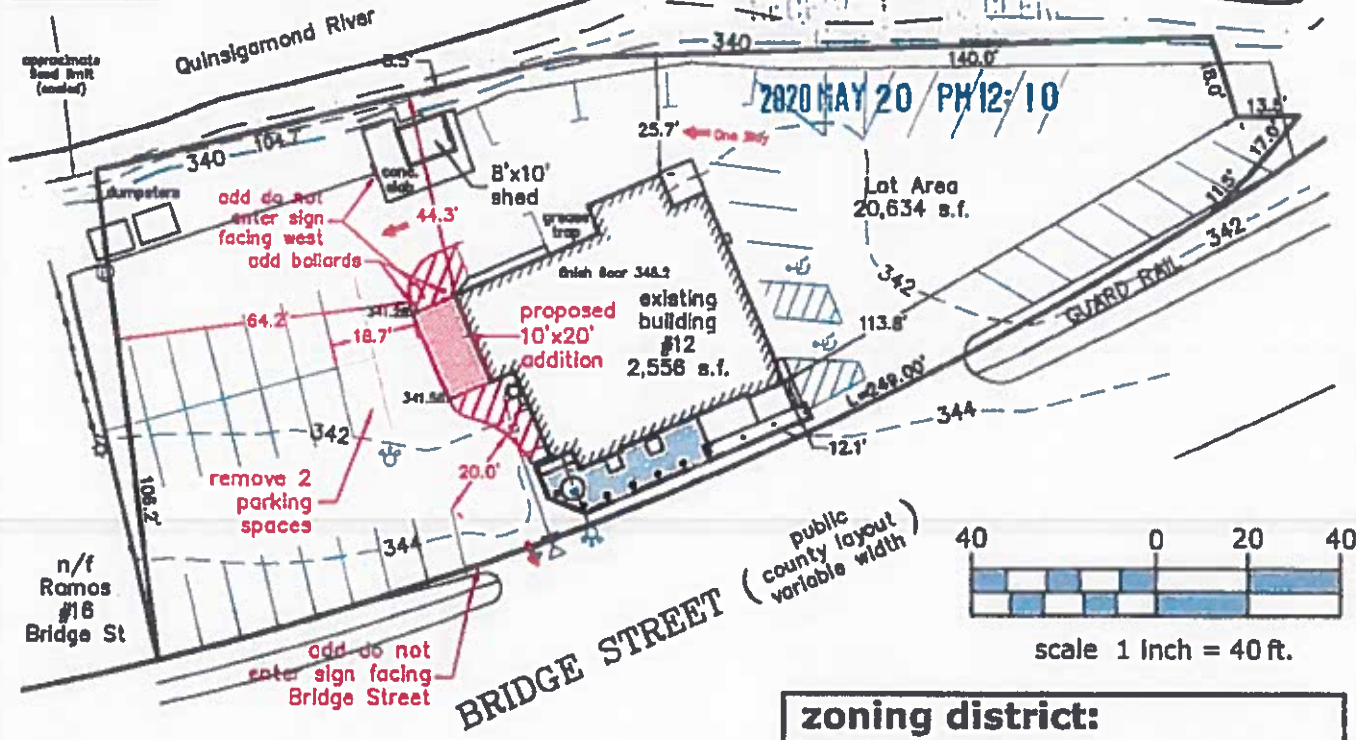
Brian Waller

Seetharaman Ganesan, Alternate Member

Carl Parisi, Alternate Member



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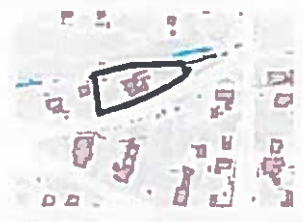
zoning district: Industrial		
	Required	Provided
Lot Area	40,000 s.f.	20,634 s.f.
Frontage	120'	249.0'
Front Yard	40'	12.1'
Side Yard L	35'	64.2'
Side Yard R	35'	113.8'
Rear Yard	35'	25.7'
Coverage	40% max.	13.4%

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.

RECEIVED
MAY 20 2020

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



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



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

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

**GRAFTON GRILL AND CRUST
10-12 BRIDGE STREET
GRAFTON, MA 05159**

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Zoning Board of Appeals

**ADDENDUM TWO – FEBRUARY 5, 2021 TO GRAFTON GRILL PIZZA SHED
ADDITION – 10-12 BRIDGE STREET, NORTH GRAFTON MA**

Addendum Two is a small addition – 8' x 10' – 80+SF to the pizza shed addition under construction presently. The addition will be for customers use for pickup of food and beverage. The addition will be built on the deck frame already constructed and will fall in the same footprint of the original addition disturbance area shown on contract drawings. Attached with this write-up are drawings showing plan view, west elevation and south elevation – scale $\frac{3}{4}'' = 1'-0''$.

Construction of the addition will be built to the original addition specifications which we will refer to going forward.

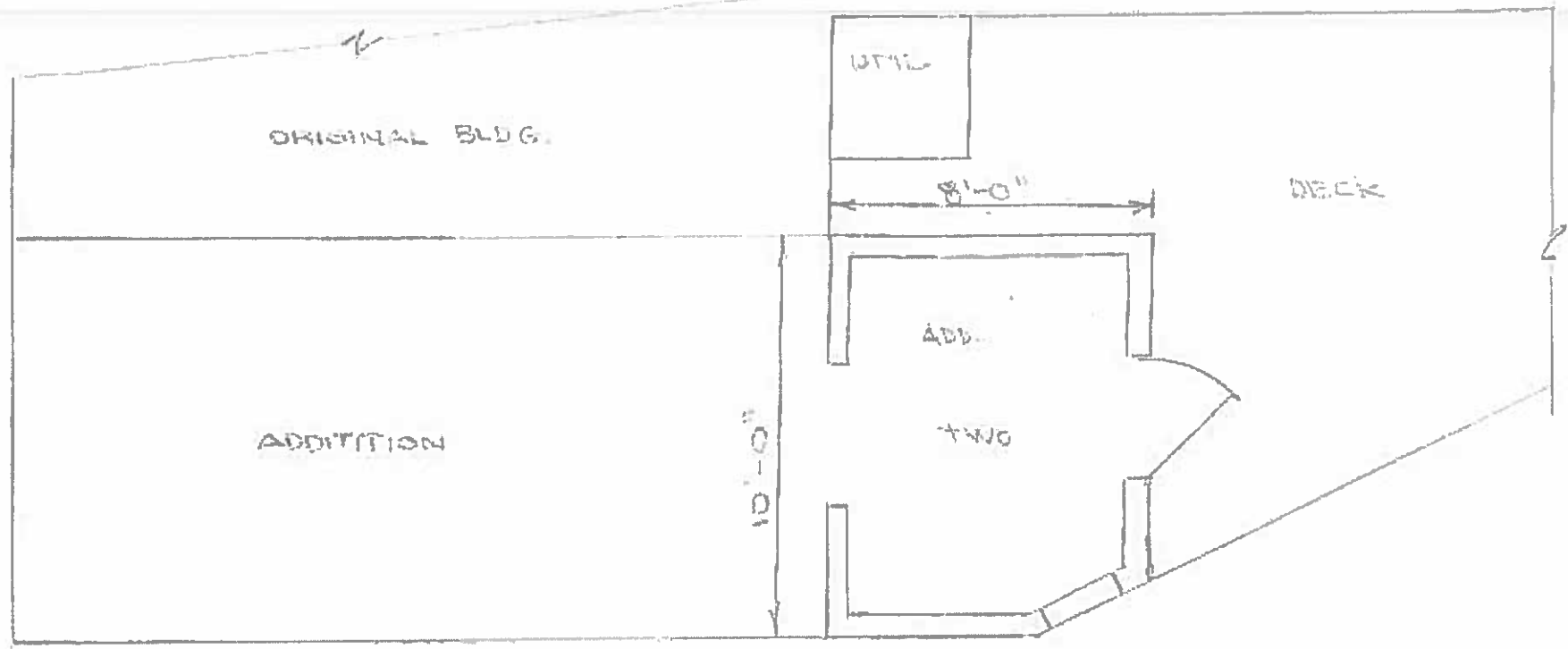
The 8' x 10' addition will be built on the deck frame as shown on Sheet 8 and 11 of 24 of original plans. The deck surface was to be 24 mm Trek Decking. Where the 8' x 10' modification is being added $\frac{3}{4}''$ T&G plywood decking will be installed as subfloor to the addition. Finish flooring in this addition will be snap in vinyl flooring with backing fabric. The underside of the $\frac{3}{4}''$ plywood floor will be insulated between the 2" x 8" floor joists with spray foam closed fill insulation meeting R-30 insulation factor or better.

Side wall and roof construction will be as per sheet 4.1 and 4.2 of 24 from original drawings matching the original building, as well as the newly constructed addition.

There will be no additional plumbing or HVAC needed for this added area.

Electrical work will be minimal – two (2) flush mounted can lights in ceiling for lighting and two (2) additional duplex switches in walls for appliances. The exterior door will be the 3'-0" x 7'-0" entry door which was going to be used on the original south side with lighting above. The opening from this added addition to the original addition will be a cased opening 3'-6" – 4'-6" in width.

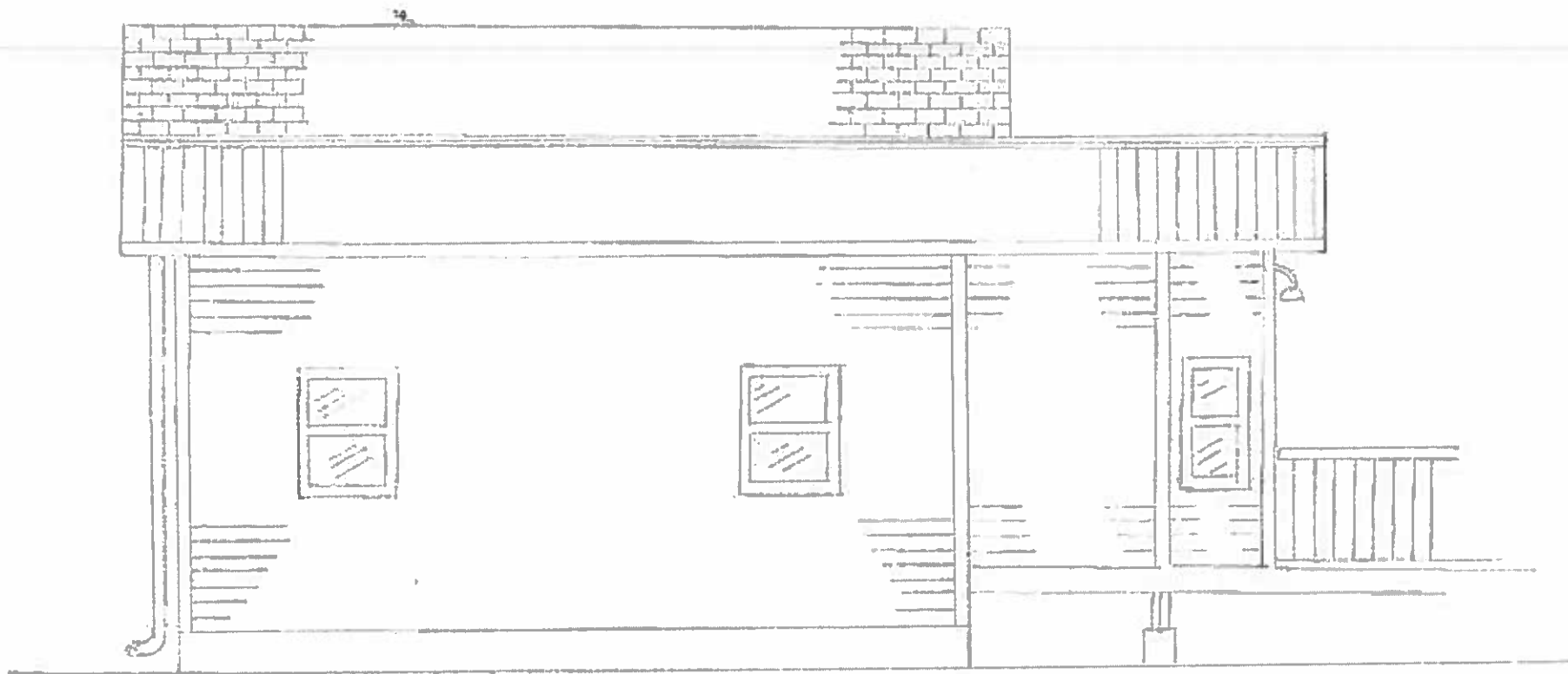
All new interior wall surfaces will match as shown in the original additions' plan.



2/3

PLAN VIEW

GRAFTON GRILL ADDITION TWO SCALE 1/4" = 1'-0"



ADDITION

25'-0"

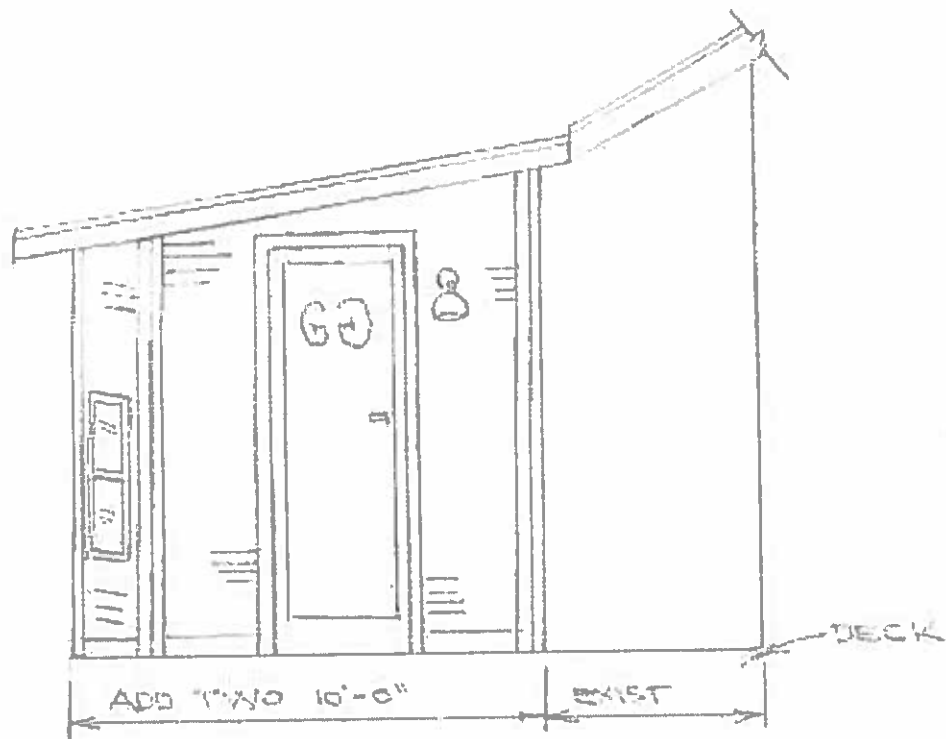
ADD 2 8'-0"

DECK AREA

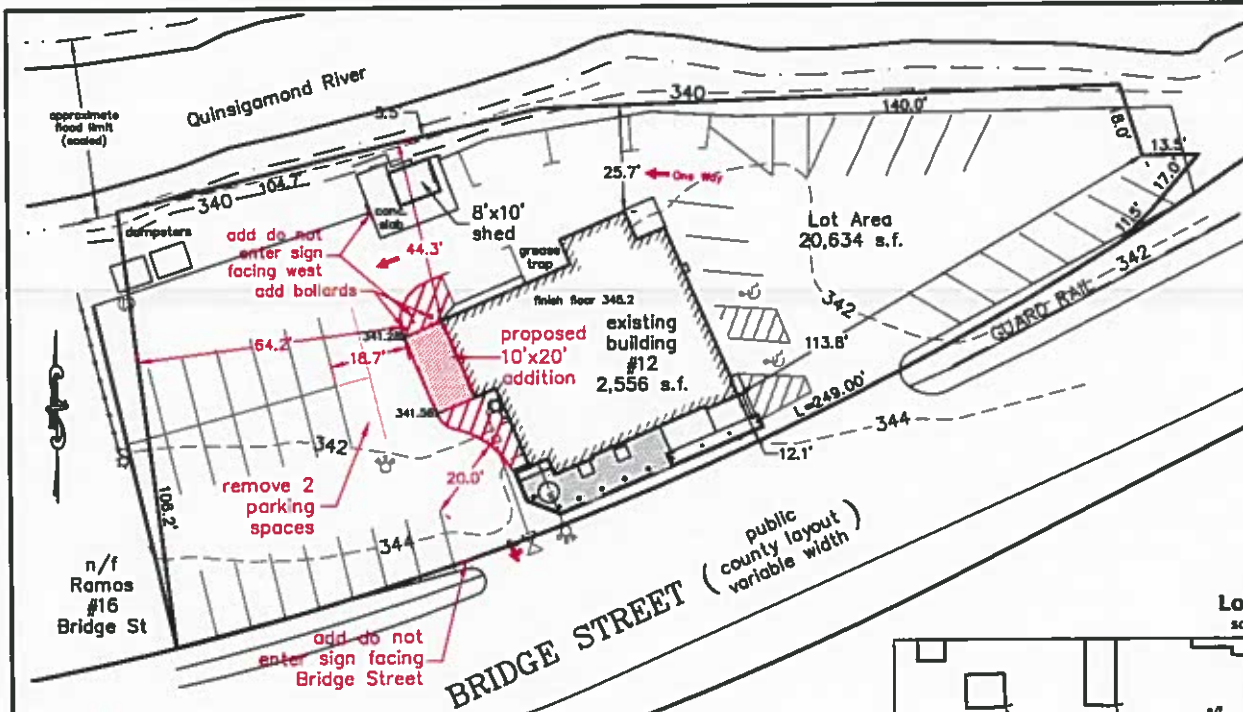


WEST ELEVATION

GRAFTON GRILL ADDITION TWO SCALE 1/4" = 1'-0"



3/3 SOUTH ELEVATION GRAFTON GRILL ADDITION TWO SCALE 1/4" = 1'-0"



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 parking schedule:

	amount	spaces
Seats	117	39
Employees	12	12
total		51
provided onsite		39 (currently 41)
provided offsite employee		25

No new seats or employees are proposed



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

Bellingham
167 Hartford Ave.
Bellingham, MA 02019
508-866-4130

North Grafton
214 Worcester St.
N. Grafton, MA 01538
508-839-9526

Hanson
1115 Main Street
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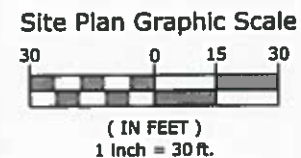
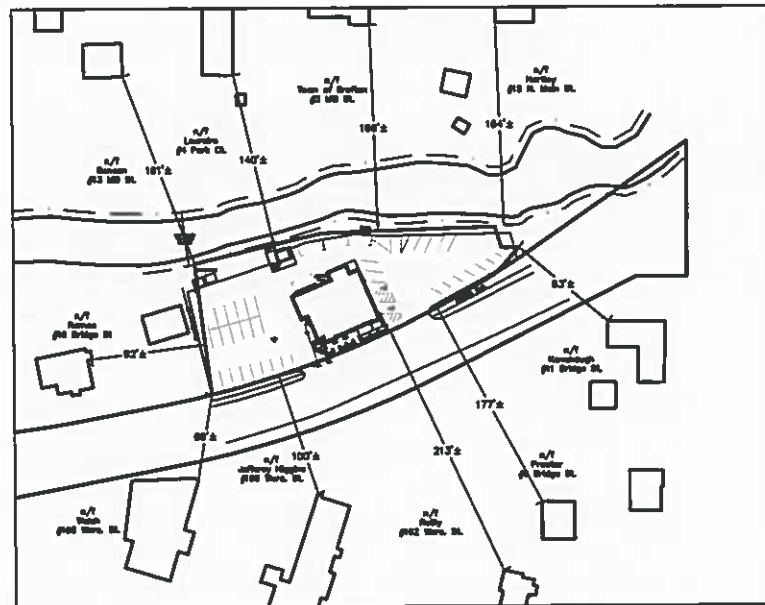
- note 1: The proposed work is shown in red.
- note 2: The proposed addition area is currently pavement. No new impervious areas are proposed.
- note 3: The site is located within the Water Supply Protection Overlay District.
- note 4: Conservation Commission Approval may be required.
- note 5: The contractor 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# 25027C02827E dated 07/04/11.

Date: _____

Norman G. Hill, PLS #41786

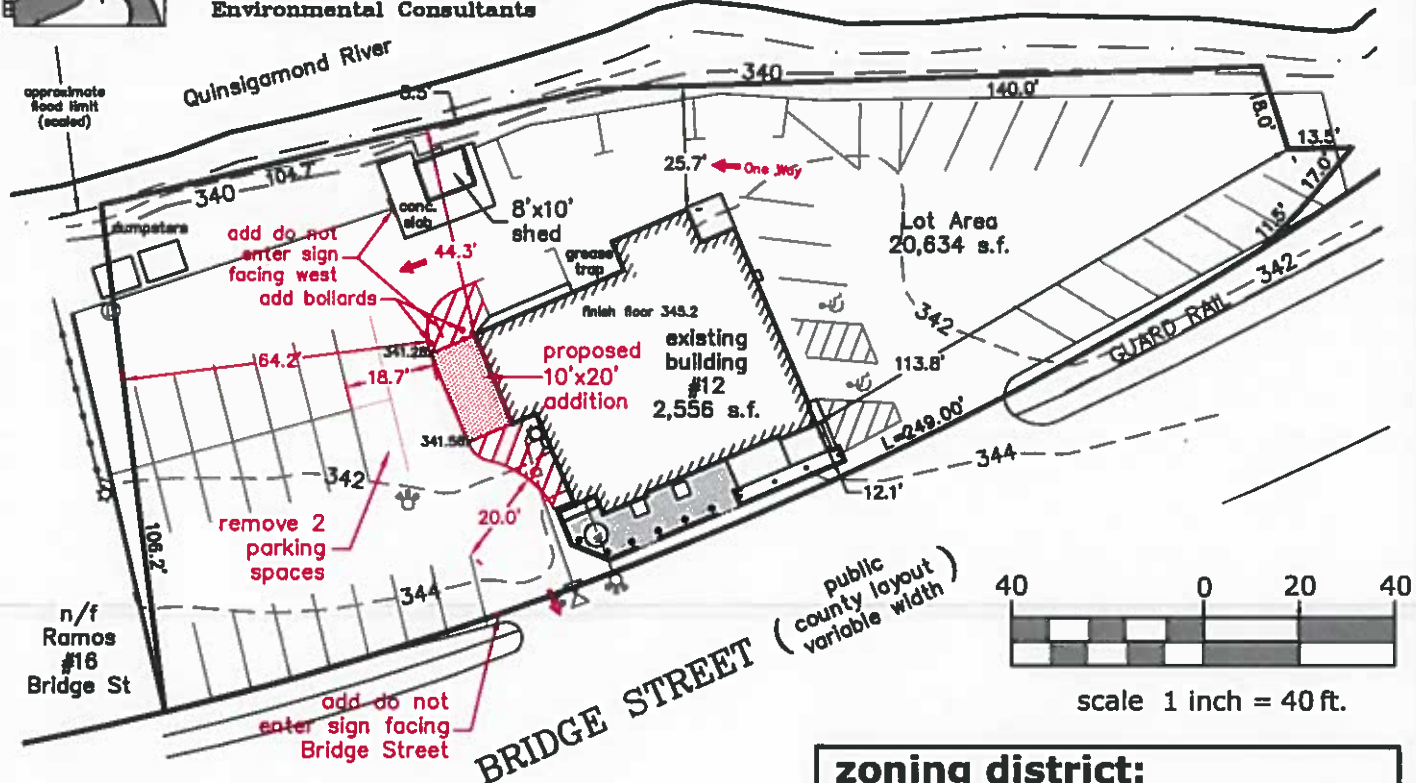
Locus Map
scale 1"=100'



Proposed Addition Site 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



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zoning district: Industrial		
	Required	Provided
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Locus Map
scale 1"=500'



Date:
Norman G. Hill, PLS #41786

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

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1115 MAIN STREET
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P. O. BOX 644
HOLDEN, MA. 01520
508-829-3006