



**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)**

**Zoning Board of Appeals**

**New Case Notice**

Case Number #

2021 / 878

The Grafton Board of Appeals has received a petition from **STEVEN BELFIORE**  
for **15 NORTH MAIN STREET** requesting that the Zoning Board of Appeals grant a

**Special Permit - Change of Use**

to allow: **TO CHANGE A PRE-EXISTING, NON-CONFORMING BUILDING USE FROM A SINGLE FAMILY  
USE TO A MIXED USE.**

Map: 27 Lot: 21 Block: 000

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

Marianne Desrosiers, Vice Chairman

Kay Reed, Clerk

William Yeomans, Member

Brian Waller, Member

Peter Adams, Alternate

Mitali Biswas, Alternate

RECEIVED TOWN CLERK  
GRAFTON, MA

2021 SEP -8 PM 2:46

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

DATE: 9/8/21

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:

RECEIVED  
SEP 08 2021  
Building Department

(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 15 North main street

**TO ALLOW:** To change a pre-existing non-conforming building use from a single family use to mixed use.

Please complete this entire section:

Location of property: \_\_\_\_\_ Tax Plan # 27 Plot # 21  
 Zoning District in which the property is located: Industrial  
 Title of Property in name of: 10-12 Bridge Street LLC  
 Whose address is: 26 South Street Grafton, MA 01519  
 Deed recorded in Book # 63618 Page # 186  
 Plan Book # \_\_\_\_\_ Plan # \_\_\_\_\_  
 Signature of Petitioner: [Signature]  
 Print Name: Steven Bellone  
 Address of Petitioner: 26 South Street Grafton MA  
 Phone Number of Petitioner: 774 287-1549

**10-12 BRIDGE ST. LLC**  
**26 SOUTH STREET**  
**GRAFTON, MA 01519**  
*Cell - 774-287-1549*  
*sbelfiore@verizon.net*

September 8, 2021

Town of Grafton  
Zoning Board of Appeals  
30 Providence Road  
Grafton, MA 05159

Attn: Zoning Board of Appeals

Re: 15 North Main Street  
Grafton, MA 05136

Dear Zoning Board of Appeals Members:

Please find attached a completed petition to conduct a public hearing regarding the above referenced property.

I am seeking a special permit to change a pre-existing non-conforming building use at 15 North Main Street, Grafton, MA from Single Family Use to Mixed Use. The use we are seeking is like our neighbor next door at 21 North Main Street that has a few retail stores on the first floor and apartments above.

We are seeking this Mixed Use for one two-bedroom apartment and one small retail business space. The zone for both these properties is industrial. The neighborhood is primarily Commercial with apartments throughout. Most of the land is owned by Washington Mills.

Address for Special Permit Use Change  
15 North Main Street  
North Grafton, MA 01536

Address with Similar Use Currently Next Door  
21 North Main Street  
North Grafton, MA 05136

If you have any questions, please contact me at 774-287-1549.

Thank you

Steven Belfiore



**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: \_\_\_\_\_

Steven Belfiore 10-12 Bridge Street LLC  
 Petitioner Name Property Owner / Applicant

26 South Street 15 N. MAIN Street  
 Petitioner Address Property Address

Grafton MA 01519 Grafton, MA 01536  
 City, State, Zip City, State, Zip

774-287 1549  
 Phone

Date:	Current	Delinquent	NA
Real Estate	✓		
Personal Property	✓		
Motor Vehicle Excise	✓		
Disposal			✓
General Billing			✓

[Signature] 9/18/21  
 Treasurer / Collector Signature Date

# 21 NORTH MAIN STREET

**Location** 21 NORTH MAIN STREET

**Mblu** 027.0/ 0000/ 0022.0/ /

**Acct#** 110027000000220

**Owner** QUINSIGAMOND CORP

**PBN**

**Assessment** \$414,100

**Appraisal** \$414,100

**PID** 885

**Building Count** 1

## Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2021	\$279,100	\$135,000	\$414,100

Assessment			
Valuation Year	Improvements	Land	Total
2021	\$279,100	\$135,000	\$414,100

## Owner of Record

**Owner** QUINSIGAMOND CORP  
**Co-Owner**  
**Address** PO BOX 428  
N GRAFTON, MA 01536

**Sale Price** \$0  
**Certificate**  
**Book & Page** 6171/38  
**Sale Date** 05/02/1977  
**Instrument** 00

## Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
QUINSIGAMOND CORP	\$0		6171/38	00	05/02/1977

## Building Information

### Building 1 : Section 1

**Year Built:** 1920  
**Living Area:** 5,466  
**Replacement Cost:** \$509,389

Building Percent Good: 51

Replacement Cost

Less Depreciation: \$259,800

Building Attributes	
Field	Description
Style	Stores/Apt Com
Model	Commercial
Grade	
Stories	2.0
Num Units	4.00
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Typical
Interior Wall 2	
Interior Floor 1	Typical
Interior Floor 2	
Heating Fuel	Typical
Heating Type	None
AC Type	00
Use Type	Retail Store
Primary Bldg Use	Predom Comm C
Total Rooms	0
Placeholder	0
Lighting	Average
Bldg Class	D
Fir1 Occ	
Heat/AC	None
% Heated	100
Plumbing	Average
Ceilings	Gypsum-Board
Rooms/Prtns	Average
Wall Height	9.00
Base Floor	1.00
# Overhead Doors	
Load Dock SF	

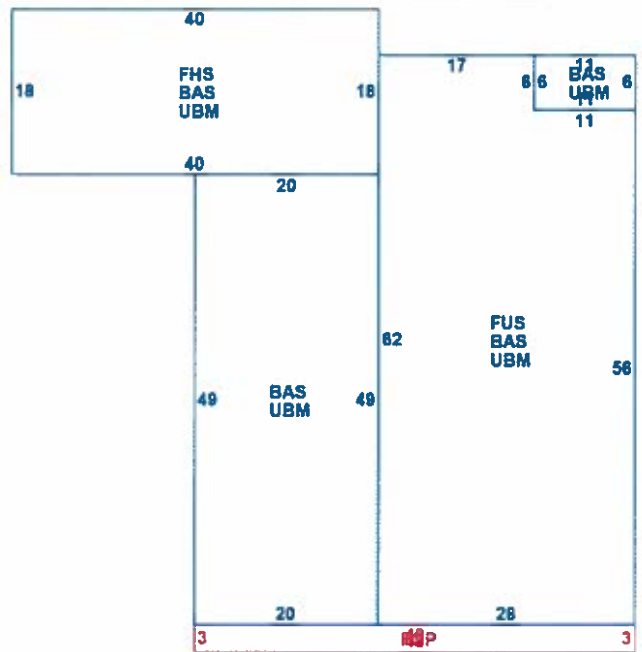
Building Photo



21 NORTH MAIN STREET

([http://images.vgsi.com/photos/GraftonMAPhotos/A0012\00030126\\_12](http://images.vgsi.com/photos/GraftonMAPhotos/A0012\00030126_12))

Building Layout



(ParcelSketch.aspx?pid=885&bid=885)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	3,436	3,436
FUS	Fin Upper Sty	1,670	1,670
FHS	Fin Half Sty	720	360
FOP	Open Porch	144	0
UBM	Unfin Bsmnt	3,436	0
		9,406	5,466

Extra Features

Extra Features	Legend

No Data for Extra Features

**Land**

**Land Use**

**Use Code** 0310  
**Description** Predom Comm C  
**Zone** I  
**Neighborhood** 21  
**Alt Land Appr** No  
**Category**

**Land Line Valuation**

**Size (Acres)** 0.21  
**Frontage**  
**Depth**  
**Assessed Value** \$135,000  
**Appraised Value** \$135,000

**Outbuildings**

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
FGR1	GARAGE-AVE			784.00 S.F.	\$17,100	1
PAV1	PAVING-ASPHALT			1000.00 S.F.	\$2,200	1

**Valuation History**

Appraisal			
Valuation Year	Improvements	Land	Total
2020	\$279,100	\$135,000	\$414,100
2019	\$294,800	\$135,000	\$429,800
2018	\$307,400	\$139,200	\$446,600

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$279,100	\$135,000	\$414,100
2019	\$294,800	\$135,000	\$429,800
2018	\$307,400	\$139,200	\$446,600