



**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@grafton-ma.gov
Website: www.grafton-ma.gov**

Zoning Board of Appeals

2021 AUG 11 PM 2:12

RECEIVED JENNIFER CLERK
GRAFTON MA

New Case Notice

Case Number #

2021 / 876

The Grafton Board of Appeals has received a petition from **WYMAN GORDON COMPANY**
for **244 WORCESTER STREET** requesting that the Zoning Board of Appeals grant a

Special Permit/Variance

to allow: **TO ALLOW THE CONSTRUCTION OF A NEW 375,000 SQUARE FOOT WAREHOUSE FACILITY, WITH A HEIGHT VARIANCE OF 5', 35' ALLOWED, 40' REQUESTED, AND A PARKING VARIANCE, WHERE 750 ARE REQUIRED AND 234 ARE REQUESTED.**

Map: 35 Lot: 1 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



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

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AUG 06 2021

SELECT BOARD
GRAFTON, MA

RECEIVED TOWN CLERK
GRAFTON, MA

2021 AUG -6 AM 11:13

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

DATE: August 3, 2021

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, SECTIONS 3.2.3.2 and 4.2.2
- Grant a **SPECIAL PERMIT** for a specific use which is subject to the approval of your Board.

FOR LAND/BUILDINGS AT 244 Worcester Street, Grafton, MA

TO ALLOW:

Construction of a new 375,000 square foot warehouse facility.

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Zoning Board of Appeals

Please complete this **entire** section:

Location of property: _____ Tax Plan # 35 Plot # 1

Zoning District in which the property is located: Industrial

Title of Property in name of: Wyman Gordon Company

Whose address is: 244 Worcester Street, Grafton, MA 01519

Deed recorded in Book # 7481, Page # 368

Plan Book # _____, Plan # _____

Signature of Petitioner: [Signature]

Print Name Mark L. Donahue, Attorney for Churchill & Banks Companies, LLC

Address of Petitioner: 370 Main Street, Worcester, MA 01608

Phone Number of Petitioner: 508-459-8029

**TOWN OF GRAFTON
ZONING BOARD OF APPEALS**

RECEIVED
AUG 09 2021
Zoning Board of Appeals

**RE: Churchill & Banks Companies, LLC
Petition for Variance
244 Worcester Street, Grafton, Massachusetts**

MEMORANDUM IN SUPPORT OF APPLICATION FOR VARIANCE

I. INTRODUCTION

The applicant, Churchill & Banks Companies, LLC (“Churchill & Banks” or “Applicant”) seeks approval of its plans for the construction of a new 375,000 +/- square foot warehouse facility at 244 Worcester Street. This proposal requires relief from the Town of Grafton Zoning By-Law (the “By-Law”) in the form of a variance from the following provision:

Section 3.2.3.2 - Intensity of Use Schedule: Maximum building height of 35 feet in an Office/Light Industrial Zoning District where a height of 40 feet is proposed.

Section 4.2.2 Off-Street Parking Schedule: One parking space required per 500 square feet of gross floor area, resulting in the need for approximately 750 parking spaces, where 234 parking spaces are proposed.

II. DESCRIPTION OF PROPOSAL

Churchill & Banks is a privately-held corporation engaged in the acquisition, development, construction, and management of office, industrial, retail and residential properties in New England and North Carolina. The Applicant proposes the construction of a new 375,000 +/- square foot warehouse facility at 244 Worcester Street at the existing Wyman Gordon site (the “Premises”). The site is presently made up of a wooded area, parking for the existing Wyman Gordon facility, and an open field.

As shown on the plans submitted herewith, the Premises include a warehouse facility with 38 loading docks and accompanying loading spaces at the rear of the building, 75 trailer storage spaces, and 234 parking spaces. Operations at the Premises are expected to employ approximately 200 - 230 employees.

Access to the site will be via two access drives off Worcester Street, one on the East side of the site and a second on the West side. Parking at the Wyman Gordon facility will be consolidated in an existing lot on the Wyman Gordon site and will continue to satisfy the By-Law for the Wyman Gordon facility’s parking needs.

III. APPROPRIATENESS OF USE

In support of the grant of a variance, the applicant states the following:

1. *Circumstances relating to the soil conditions, shape or topography of the land or structures and especially affecting such land or structures but not generally the zoning district in which it is located are as follows:*

The shape and topography of the site are such that in order to provide appropriate and adequate access, loading and storage facilities, the proposed structure must be slightly taller than the 35-foot height limit provided for under the By-Law in order to competitively function as a warehouse with sufficient storage space.

The typical large industrial warehouse end user requires a minimum 30'-0" "clear height" from main warehouse slab to any overhead obstructions, such as roof framing and mechanical equipment, within the building.

Maximum building height is calculated from average grade plane, rather than the main floor level. In this case, average grade plane is 11 ½" below the main floor level. When factoring in the probable depth of the largest roof structure framing members (42"-48") and mechanical obstructions, the 35' max building height would create a significant challenge to maintain 30' "clear height" inside the building. A variance to increase the maximum building height to 40' would allow for low clearances within the building of roughly 33'6" when factoring in the slope of structural steel at the roof.

The size and configuration of the site also prevent a proposal that would allow for the requisite 750 parking spaces while also allowing sufficient space for loading dock and storage facilities to operate a warehouse facility. It should be noted that the By-Law is particularly onerous with respect to parking requirements at "Industrial and Warehouse Use" facilities requiring nearly three times more parking spaces for the proposed facility than the expected number of employees.

2. *A literal enforcement of the provisions of the Grafton Zoning By-Law would involve substantial hardship, financial or otherwise, to the Applicant for the following reasons:*

Without the requested relief with respect to height, the Applicant will be unable to construct a competitive warehouse facility at the site that is desirable to end users. Given the average grade plane, the additional height of the building is necessary to allow for adequate internal warehousing space.

Similarly, without the requested relief related to parking, the Applicant will be unable to successfully operate a competitive warehouse facility at the site. A literal enforcement off the By-Law would require the applicant to provide nearly three times more parking spaces than employees. By way of example, under the "Transportation Industrial and Utility Use" the applicant would only be required to provided one parking space per 1.3 employees during a maximum shift, which would result in the need for approximately 177 parking spaces.

3. *Relief may be granted without substantial detriment to the public good for the following reasons:*

The grading at the site is beneficial from a building height perspective, where there is a natural downhill slope from Worcester Street to the base of the proposed structure. This results in the façade of the building being less imposing from the street, and to the residential properties across Worcester Street. The Applicant will also provide substantial landscaping and evergreen trees at the front of the building to minimize visual impact and present a desirable street scape. Under these circumstances, the relief with respect to height may be granted without substantial detriment to the public good.

Similarly, the proposed 234 parking spaces are more than sufficient to accommodate the anticipated number of employees at peak shift, which is expected to be between 200 and 230. The requested relief may therefore be granted with respect to parking without any negative impact whatsoever on the community or the public good.

4. *Relief may be granted without nullifying or substantially derogating from the intent or purpose of the Grafton Zoning By-Law for the following reasons:*

The requested relief will not derogate from the intent and purpose of the By-Law, which is to ensure that proposed uses and structures are appropriate and not overly impactful to the surrounding area. As discussed above, the topography of the site and proposed landscaping improvements will minimize impacts from the requested height relief. Similarly, the intent of the code to allow for sufficient parking to accommodate the use will be satisfied. The Applicant's proposal is therefore in line with the intent of the Zoning By-Law and the Town's desire to encourage development, particularly of a commercial and industrial character.

IV CONCLUSION

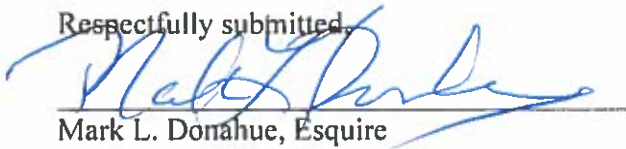
For all of the foregoing reasons, Churchill & Banks respectfully requests that the Board grant a variance from the following section of the By-Law:

Section 3.2.3.2 - Intensity of Use Schedule: Maximum building height of 35 feet in an Office/Light Industrial Zoning District where a height of 40 feet is proposed.

Section 4.2.2 Off-Street Parking Schedule: One parking space required per 500 square feet of gross floor area, resulting in the need for approximately 750 parking spaces, where 234 parking spaces are proposed.

Thank you for your consideration of this matter.

Respectfully submitted,



Mark L. Donahue, Esquire
Fletcher Tilton, P.C.
370 Main Street
Worcester, MA 01608
(508) 459-8029
mdonahue@fletchertilton.com

AUG 06 2021

VIA HAND-DELIVERY BY COURIER

August 6, 2021

SELECT BOARD
GRAFTON, MA

Peter Carlson, Chair
Grafton Select Board
c/o Cindy Ide
30 Providence Road
Grafton, MA 01519

2021 AUG -6 AM 11:19
RECEIVED
GRAFTON, MA

RE: Applications for Section 11 PDSOD Development
Applicant: Churchill & Banks Companies, LLC
Property: 244 Worcester Street, Grafton, Massachusetts

Dear Mr. Carlson:

On behalf of our client, Churchill & Banks Companies, LLC (the "Applicant"), and pursuant to Section 11 of the Grafton Zoning By-Law, I am submitting the following applications and materials in relation to the Applicant's proposed construction of a warehouse facility located within the Priority Development Site Overlay District at 244 Worcester Street (the "Project"):

A) Petition for Zoning Variance

1. Petition for Variance in duplicate;
2. Memorandum in Support of Application for Variance
3. Copy of the Town of Grafton Tax Map;
4. Site Plan of the Property;
5. Certified Abutter's List for Grafton;
6. Certified Abutter's List for Millbury
7. Certificate of Good Standing by the Town Collector's Office;
8. \$165.00 Check payable to the Town of Grafton for filing fees; and
9. Three (3) sets of full plans and four (4) sets of 11 x 17 plans for Project.

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Zoning Board of Appeals

B) Application for Special Permit and Site Plan Approval

1. Application for Special Permit in duplicate (signed by Petitioner);
2. Application for Special Permit in duplicate (signed by Owner)
3. Application for Site Plan Approval in duplicate (signed by Petitioner);
4. Application for Site Plan Approval in duplicate (signed by Owner);
5. Certificate of Good Standing by the Town Collector's Office;
6. Certified Abutters' List for Grafton;
7. Certified Abutters' List for Millbury;
8. \$250.00 Check for Planning Board Filing Fee;
9. \$168.00 Check for Advertising Fee for Planning Board;

10. Traffic Impact Assessment;
11. Four (4) sets of full plans and seven (7) sets of 11 x 17 plans for Project.

C) Application for Grafton Wetlands Bylaw Permit & Grafton Stormwater Bylaw Permit

1. Combined Application for Grafton Wetlands Bylaw Permit & Grafton Stormwater Bylaw Permit in duplicate (signed by Petitioner);
2. Combined Application for Grafton Wetlands Bylaw Permit & Grafton Stormwater Bylaw Permit in duplicate (signed by Owner);
3. Wetlands Bylaw Filing Fee Worksheet;
4. Stormwater Bylaw Filing Fee Worksheet;
5. Certificate of Good Standing by the Town Collector's Office;
6. Check in the amount of \$78.00 payable to the Town of Grafton for legal ad fee;
7. DEP WPA Form 3: Notice of Intent (NOI) (signed by Petitioner);
8. DEP WPA Form 3: Notice of Intent (NOI) (signed by Owner);
9. DEP WPA NOI Wetland Fee Transmittal Form;
10. Check payable to Grafton for \$787.50 for town portion of NOI fee;
11. Check payable to Grafton for \$550.00 for combined Wetland/Stormwater Fee
12. Copy of check payable to Commonwealth for \$762.50 for state portion of NOI fee;
13. NOI Narrative;
14. Locus Map;
15. Wetland Delineation Letter & Data Forms;
16. Certified abutters list for Grafton abutters*;
17. Certified abutters list for Millbury abutters*;
18. One (1) set of full plans and one (1) set of 11 x 17 plans for Project; and
19. Project Narrative and Stormwater Management Report; Stormwater Management System Operation and Maintenance Plan; and Stormwater Pollution Prevention Plan.

* We will be providing the requisite notice to abutters upon filing of this application and the concurrent filing with DEP, and will supplement these materials with a signed dated abutter notification form.

Please review this application package for completeness per the provisions of Section 11 and kindly notify us of your determination within the time period provided.

Thank you for your attention to this matter. We look forward to continuing to work with the Town through the permitting process.

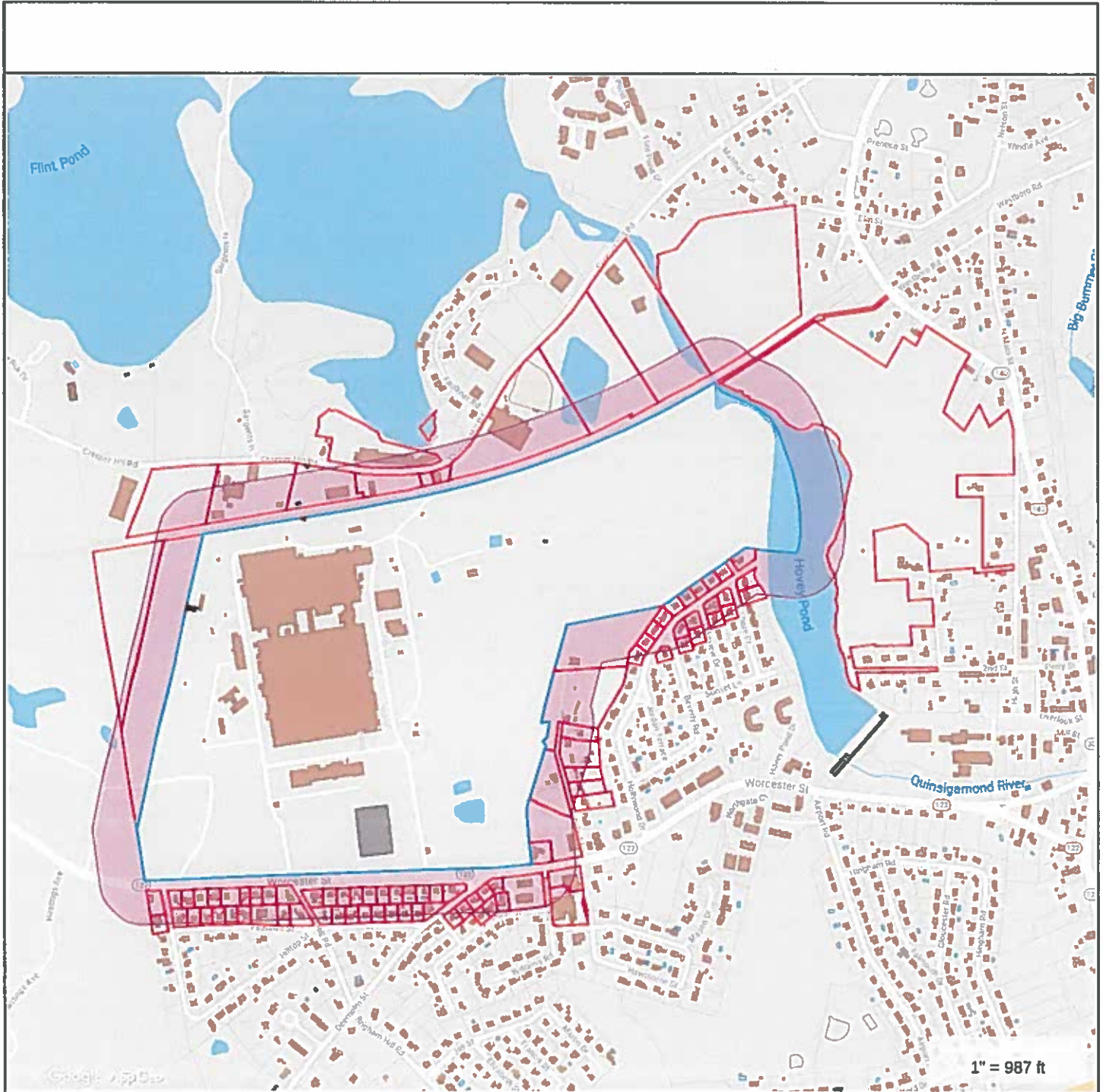
If you have any questions or require further information, please do not hesitate to contact me.

Very truly yours,



Mark L. Donahue
Fletcher Tilton PC
The Guaranty Building
370 Main Street, 11th Floor
Worcester, MA 01508
Tel: 508-459-8029
Email: mdonahue@fletchertilton.com
Enclosures

cc Chris McGoldrick, Town Planner (via email)
Town of Grafton Building Inspector (via email)



Property Information

Property ID 035.0-0000-0001.0
 Location 244 WORCESTER STREET
 Owner WYMAN GORDON CO



**MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT**

Town of Grafton, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 3/23/2021
 Data updated 3/23/2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

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AUG 06 2021

SELECT BOARD
 GRAFTON, MA

2021 AUG -6 PM 12:57
 RECEIVED
 CLERK
 GRAFTON, MA

| PARCEL ID | LOCATION | OWNER 1 | OWNER 2 | ADDRESS | CITY | ST | ZIP | BK | PG |
|-------------------|---------------------------------|--|--------------------------------------|---------------------------|-----------------|----|-------|-------|-----|
| 010.0-0000-0035.0 | 38 ELM STREET | GRAFTON TOWN OF | NELSON PARK TRUSTEES | 30 PROVIDENCE ROAD | GRAFTON | MA | 01519 | 0 | 0 |
| 017.0-0000-0001.0 | 95 CREEPER HILL ROAD | MARCORP HYDRAULIC EQUIPMENT INC | | 95 CREEPER HILL ROAD | N GRAFTON | MA | 01536 | 35409 | 373 |
| 017.0-0000-0001.A | 91 CREEPER HILL ROAD | SERVICE PLUS DISPOSAL INC | | 69 POTTER HILL ROAD | GRAFTON | MA | 01519 | 43506 | 248 |
| 017.0-0000-0002.0 | 109 CREEPER HILL ROAD | FEEDBACK EARTH, INC | | 449 CANAL STREET APT 1518 | SOMERVILLE | MA | 02145 | 65439 | 156 |
| 017.0-0000-0003.0 | 115 CREEPER HILL ROAD | NEW ENGLAND POWER CO INC | PROPERTY TAX DEPARTMENT | 40 SYLVAN ROAD | WALTHAM | MA | 02451 | 2495 | 257 |
| 018.0-0000-0001.0 | 84 CREEPER HILL ROAD | MAGILL REAL ESTATE HOLDINGS LLC | | 84 CREEPER HILL ROAD | N GRAFTON | MA | 01536 | 43169 | 129 |
| 018.0-0000-0001.A | 80 CREEPER HILL ROAD | GRAFTON TOWN OF | CONSERVATION COMMISSION | 30 PROVIDENCE ROAD | GRAFTON | MA | 01519 | 4620 | 456 |
| 018.0-0000-0001.0 | 51 CREEPER HILL ROAD | 51 CREEPER HILL ROAD LLC | | 52 NORTH STREET | GRAFTON | MA | 01519 | 59078 | 349 |
| 018.0-0000-0003.0 | 63 CREEPER HILL ROAD | GRAFTON TOWN OF | CONSERVATION COMMISSION | 30 PROVIDENCE ROAD | GRAFTON | MA | 01519 | 27793 | 214 |
| 018.0-0000-0003.0 | 73 CREEPER HILL ROAD | COLORIO REALTY LLC | | 81 CREEPER HILL ROAD | N GRAFTON | MA | 01536 | 49933 | 101 |
| 018.0-0000-0003.0 | 99 CREEPER HILL ROAD | 99 CREEPER HILL ROAD LLC | | 15 LYNN LANE | DUDLEY | MA | 01571 | 49847 | 345 |
| 018.0-0000-0003.0 | 85 CREEPER HILL ROAD | MAGILL REAL ESTATE HOLDINGS LLC | | 84 CREEPER HILL ROAD | N GRAFTON | MA | 01536 | 43169 | 129 |
| 019.0-0000-0008.0 | 9 SHREWSBURY STREET | JOHNSON RAYMOND F JR & VIOLA LIFE ESTATE | JOHNSON PHILIP B & DOUGLAS C | 20 SECOND STREET | N GRAFTON | MA | 01536 | 21032 | 258 |
| 019.0-0000-0013.0 | 23 SHREWSBURY STREET | NEW ENGLAND POWER CO INC | PROPERTY TAX DEPARTMENT | 40 SYLVAN ROAD | WALTHAM | MA | 02451 | 2753 | 523 |
| 025.0-0000-0001.0 | 230 WORCESTER STREET | NEW ENGLAND POWER COMPANY | PROPERTY TAX DEPARTMENT | 40 SYLVAN ROAD | WALTHAM | MA | 02451 | 2565 | 66 |
| 025.0-0000-0002.0 | 244 REAR WORCESTER STREET #REAR | WYMAN GORDON CO | ATTN: PAT RANA | 244 WORCESTER STREET | N GRAFTON | MA | 01536 | 7481 | 368 |
| 026.0-0000-0001.0 | 7 DONAHUE LANE | PURDHIT MINESH D | PURDHIT SARAH | 7 DONAHUE LANE | N GRAFTON | MA | 01536 | 44087 | 349 |
| 026.0-0000-0002.0 | 18 DONAHUE LANE | MACURA KATHLEEN M TRUSTEE | MACURA REALTY TRUST | 14 STUB TOE LANE | SOUTHBOROUGH MA | | 01772 | 58664 | 302 |
| 026.0-0000-0002.A | 22 DONAHUE LANE | MACURA KATHLEEN M TRUSTEE | MACURA REALTY TRUST | 14 STUB TOE LANE | SOUTHBOROUGH MA | | 01772 | 58664 | 298 |
| 026.0-0000-0003.0 | 14 DONAHUE LANE | BARTHELME BRIAN A | | 14 DONAHUE LANE | N GRAFTON | MA | 01536 | 21851 | 27 |
| 026.0-0000-0005.0 | 10 DONAHUE LANE | FLEMING ROBERTA LEE | | 10 DONAHUE LANE | N GRAFTON | MA | 01536 | 7105 | 111 |
| 026.0-0000-0006.0 | 8 DONAHUE LANE | FONTANA, PAUL | | 8 DONAHUE LANE | N GRAFTON | MA | 01536 | 59434 | 75 |
| 026.0-0000-0007.0 | 6 DONAHUE LANE | NISHANIAN FARLEY A | NISHANIAN JASON J | 6 DONAHUE LANE | N GRAFTON | MA | 01536 | 52437 | 150 |
| 026.0-0000-0008.0 | 4 DONAHUE LANE | FAIRBANKS WILFRED A JR | FAIRBANKS HELEN F | 4 DONAHUE LANE | N GRAFTON | MA | 01536 | 5163 | 349 |
| 026.0-0000-0021.0 | 23 HOLLYWOOD DRIVE | BLAIS JOSEPH R TRUSTEE | JOSEPH R BLAIS REVOCABLE TRUST | 23 HOLLYWOOD DRIVE | N GRAFTON | MA | 01536 | 57062 | 13 |
| 026.0-0000-0022.0 | 25 HOLLYWOOD DRIVE | CARELLI PAUL K | CARELLI CYNTHIA E | 25 HOLLYWOOD DRIVE | N GRAFTON | MA | 01536 | 9643 | 88 |
| 026.0-0000-0023.0 | 27 HOLLYWOOD DRIVE | GRAVES SEAN, TIMOTHY & EMILY TRUSTEES | GRAVES FAMILY IRREV. GRAFTON RE TRUS | 27 HOLLYWOOD DRIVE | N GRAFTON | MA | 01536 | 22105 | 215 |
| 026.0-0000-0024.0 | 29 HOLLYWOOD DRIVE | DAVID JOYCE M | | 29 HOLLYWOOD DRIVE | N GRAFTON | MA | 01536 | 4862 | 59 |
| 026.0-0000-0025.0 | 31 HOLLYWOOD DRIVE | GALLAGHER DEBORAH E LIFE ESTATE | GALLAGHER JAMES J TRUSTEE | GALLAGHER FAMILY TRUST | N GRAFTON | MA | 01536 | 48676 | 82 |
| 026.0-0000-0026.0 | 33 HOLLYWOOD DRIVE | EGAN ROBERT N | EGAN AUDREY L | 33 HOLLYWOOD DRIVE | N GRAFTON | MA | 01536 | 9045 | 136 |
| 026.0-0000-0027.0 | 35 HOLLYWOOD DRIVE | ROWE GORDON T | ROWE KATHLEEN | 35 HOLLYWOOD DRIVE | N GRAFTON | MA | 01536 | 5380 | 167 |
| 026.0-0000-0028.0 | 37 HOLLYWOOD DRIVE | LEE RENSUN | TAY HUIQING | 37 HOLLYWOOD DRIVE | N GRAFTON | MA | 01536 | 52238 | 175 |
| 026.0-0000-0029.0 | 39 HOLLYWOOD DRIVE | OEVERMANN ULRICH | OEVERMANN KARI L | 39 HOLLYWOOD DRIVE | N GRAFTON | MA | 01536 | 12242 | 268 |
| 026.0-0000-0030.0 | 41 HOLLYWOOD DRIVE | GAVEL KAREN G | | 41 HOLLYWOOD DRIVE | N GRAFTON | MA | 01536 | 38219 | 336 |
| 026.0-0000-0031.0 | 14 SHORE DRIVE | LETO ANTHONY J | LETO SUSAN B | 14 SHORE DRIVE | N GRAFTON | MA | 01536 | 13520 | 312 |
| 026.0-0000-0032.0 | 12 SHORE DRIVE | PRUNIER JANET M TRUSTEE | PRUNIER HOMESTEAD TRUST | 12 SHORE DRIVE | N GRAFTON | MA | 01536 | 53498 | 18 |
| 026.0-0000-0042.0 | 9 SHORE DRIVE | TETREAUPT STEPHEN | TETREAUPT MICHELE | 9 SHORE DRIVE | N GRAFTON | MA | 01536 | 37065 | 91 |
| 026.0-0000-0043.0 | 11 SHORE DRIVE | FLAHERTY KIM M & HOLLAND KEVIN T | HOLLAND IRREVOCABLE TRUST | 11 SHORE DRIVE | N GRAFTON | MA | 01536 | 52358 | 24 |
| 026.0-0000-0044.0 | 36 HOLLYWOOD DRIVE | CAMYRE JAMES E | CAMYRE JANET M | 36 HOLLYWOOD DRIVE | N GRAFTON | MA | 01536 | 5314 | 457 |
| 026.0-0000-0045.0 | 1 LAKEVIEW DRIVE | GRZYBEK, MARK A | | 1 LAKEVIEW DRIVE | N GRAFTON | MA | 01536 | 60704 | 35 |
| 026.0-0000-0053.0 | 4 LAKEVIEW DRIVE | BILLINGS GERALD R | BILLINGS VALERIE A | 4 LAKEVIEW DRIVE | N GRAFTON | MA | 01536 | 12366 | 255 |
| 026.0-0000-0054.0 | 2 LAKEVIEW DRIVE | CARTER GILLIAN K | | 2 LAKEVIEW DRIVE | N GRAFTON | MA | 01536 | 48426 | 163 |
| 026.0-0000-0055.0 | 28 HOLLYWOOD DRIVE | MCCORMICK HOLLY | | 28 HOLLYWOOD DRIVE | N GRAFTON | MA | 01536 | 58035 | 220 |
| 026.0-0000-0056.0 | 26 BEVERLY ROAD | CRUZ REYNALDO & QUINONES-CRUZ | RL CRUZ FAMILY TRUST | 26 BEVERLY ROAD | N GRAFTON | MA | 01536 | 52440 | 215 |
| 026.0-0000-0065.0 | 25 BEVERLY ROAD | CLARK JAMES H | CLARK TERESA M | 25 BEVERLY ROAD | N GRAFTON | MA | 01536 | 12437 | 108 |
| 034.0-0000-0040.0 | 41 HILLTOP STREET | JUDKINS JO-ANN J | | 41 HILLTOP STREET | N GRAFTON | MA | 01536 | 31388 | 366 |
| 034.0-0000-0041.0 | 267 WORCESTER STREET | CHARBONNEAU, ADAM J | CHARBONNEAU, ARIEL | 267 WORCESTER STREET | N GRAFTON | MA | 01536 | 63499 | 154 |
| 034.0-0000-0042.0 | 9 MAPLEWOOD DRIVE | WAHLGREN ROBERT W | | 9 MAPLEWOOD DRIVE | N GRAFTON | MA | 01536 | 7748 | 24 |
| 034.0-0000-0043.0 | 11 MAPLEWOOD DRIVE | LOHNES DEBORAH | | 11 MAPLEWOOD DRIVE | N GRAFTON | MA | 01536 | 56388 | 385 |
| 034.0-0000-0044.0 | 13 MAPLEWOOD DRIVE | STEWART ROBYN E | | 13 MAPLEWOOD DRIVE | N GRAFTON | MA | 01536 | 47733 | 309 |
| 034.0-0000-0045.0 | 15 MAPLEWOOD DRIVE | THORNTON CHRISTOPHER A | THORNTON AMY J | 15 MAPLEWOOD DRIVE | N GRAFTON | MA | 01536 | 24687 | 191 |
| 034.0-0000-0046.0 | 17 MAPLEWOOD DRIVE | GAGNON NOAH A | GAGNON LEIGHANN BERTRAND | 17 MAPLEWOOD DRIVE | N GRAFTON | MA | 01536 | 42371 | 101 |
| 034.0-0000-0047.0 | 19 MAPLEWOOD DRIVE | LACASSE CHRISTOPHER S | WOTTON HEATHER L | 19 MAPLEWOOD DRIVE | N GRAFTON | MA | 01536 | 44600 | 181 |
| 034.0-0000-0048.0 | 21 MAPLEWOOD DRIVE | LAROSE ANTHONY W | LAROSE MICHELLE L | 21 MAPLEWOOD DRIVE | N GRAFTON | MA | 01536 | 31509 | 82 |
| 034.0-0000-0049.0 | 23 MAPLEWOOD DRIVE | ORTEGA OSCAR | ORTEGA ELIZABETH | 44 CLAFLIN STREET | FRAMINGHAM | MA | 01702 | 58005 | 323 |
| 034.0-0000-0050.0 | 241 BRIGHAM HILL ROAD | HERNANDEZ, FRANCISCO H | | 241 BRIGHAM HILL ROAD | N GRAFTON | MA | 01536 | 61456 | 68 |
| 034.0-0000-0051.0 | 251 WORCESTER STREET | DAVIDSON RAYMOND A | DAVIDSON HILDA E | 251 WORCESTER STREET | N GRAFTON | MA | 01536 | 20753 | 143 |
| 034.0-0000-0052.0 | 253 WORCESTER STREET | CICCARELLI JOANNE M TRUSTEE | CICCARELLI REALTY TRUST | 253 WORCESTER STREET | N GRAFTON | MA | 01536 | 55993 | 253 |
| 034.0-0000-0053.0 | 255 WORCESTER STREET | MORONEY MAUREEN | | 255 WORCESTER STREET | N GRAFTON | MA | 01536 | 21939 | 147 |
| 034.0-0000-0054.0 | 257 WORCESTER STREET | LAMBERT CYNTHIA TRUSTEE | LAMBERT FAMILY TRUST | 257 WORCESTER STREET | N GRAFTON | MA | 01536 | 59651 | 367 |
| 034.0-0000-0056.0 | 259 WORCESTER STREET | GONZALEZ EMILIO O | GONZALEZ BERNADINE A | 259 WORCESTER STREET | N GRAFTON | MA | 01536 | 5934 | 143 |



| | | | | | | | | | |
|-------------------|-----------------------|--|----------------------------------|-----------------------|---------------|----|-------|-------|-----|
| 034.0-0000-0057.0 | 261 WORCESTER STREET | MARTIN HOLLY | | 261 WORCESTER STREET | N GRAFTON | MA | 01536 | 57091 | 130 |
| 034.0-0000-0058.0 | 263 WORCESTER STREET | PAGET, MATTHEW | PAGET, AMY | 263 WORCESTER STREET | N GRAFTON | MA | 01536 | 58881 | 319 |
| 034.0-0000-0059.0 | 265 WORCESTER STREET | LAMONTAGNE, JOHN PHILIP | LAMONTAGNE, CASEY ELIZABETH | 265 WORCESTER STREET | N GRAFTON | MA | 01536 | 59617 | 354 |
| 034.0-0000-0060.0 | 32 FAIRLAWN STREET | SCHAKER YORAM | SCHAKER KATHLEEN | 32 FAIRLAWN STREET | N GRAFTON | MA | 01536 | 28485 | 362 |
| 034.0-0000-0061.0 | 30 FAIRLAWN STREET | DAINIS MICHAEL J | DAINIS CYNTHIA J | 30 FAIRLAWN STREET | N GRAFTON | MA | 01536 | 20068 | 171 |
| 034.0-0000-0062.0 | 28 FAIRLAWN STREET | HARVIE ALAN L | HARVIE JANICE M | 28 FAIRLAWN STREET | N GRAFTON | MA | 01536 | 52853 | 224 |
| 034.0-0000-0063.0 | 26 FAIRLAWN STREET | BAKER ELEANOR & JAMES LIFE ESTATE | BAKER MARK F & KAREN M | 26 FAIRLAWN STREET | N GRAFTON | MA | 01536 | 26941 | 56 |
| 034.0-0000-0064.0 | 24 FAIRLAWN STREET | FAHLBECK ROBERT W | FAHLBECK SUSAN C | 24 FAIRLAWN STREET | N GRAFTON | MA | 01536 | 17043 | 248 |
| 034.0-0000-0065.0 | 22 FAIRLAWN STREET | DOW MARIE C | | 22 FAIRLAWN STREET | N GRAFTON | MA | 01536 | 16553 | 308 |
| 034.0-0000-0066.0 | 18 FAIRLAWN STREET | NICALEK STEVEN E | NICALEK ERIN M | 18 FAIRLAWN STREET | N GRAFTON | MA | 01536 | 51954 | 180 |
| 034.0-0000-0067.0 | 16 FAIRLAWN STREET | KNEELAND THERESA A LIFE ESTATE | KNEELAND JOHN T JR TRUSTEE | KNEELAND FAMILY TRUST | N GRAFTON | MA | 01536 | 53693 | 85 |
| 034.0-0000-0068.0 | 239 BRIGHAM HILL ROAD | AOKI RUTH | | 239 BRIGHAM HILL ROAD | N GRAFTON | MA | 01536 | 37062 | 195 |
| 034.0-0000-0069.0 | 238 BRIGHAM HILL ROAD | GLISPIN DAVID R | | 238 BRIGHAM HILL ROAD | N GRAFTON | MA | 01536 | 26838 | 304 |
| 034.0-0000-0070.0 | 14 FAIRLAWN STREET | LEONARD BRIAN E | LEONARD LINDA J | 14 FAIRLAWN STREET | N GRAFTON | MA | 01536 | 16702 | 356 |
| 034.0-0000-0071.0 | 12 FAIRLAWN STREET | ANDERSON MICHAEL C | ANDERSON LISA | 12 FAIRLAWN STREET | N GRAFTON | MA | 01536 | 36902 | 80 |
| 034.0-0000-0072.0 | 10 FAIRLAWN STREET | BOULANGER, ROSEMARIE THERESA | | 10 FAIRLAWN STREET | N GRAFTON | MA | 01536 | 61959 | 8 |
| 034.0-0000-0073.0 | 8 FAIRLAWN STREET | PERRY, JOHN BENJAMIN | | 8 FAIRLAWN STREET | N GRAFTON | MA | 01536 | 65261 | 57 |
| 034.0-0000-0074.0 | 6 FAIRLAWN STREET | DESROSIER, WILLIAM M | | 6 FAIRLAWN STREET | N GRAFTON | MA | 01536 | 63137 | 97 |
| 034.0-0000-0075.0 | 4 FAIRLAWN STREET | LEGOR PATRICK T & MURPHY CAROL A TRUSTEE | THE FOUR FAIRLAWN STREET NOMINEE | 4 FAIRLAWN STREET | N GRAFTON | MA | 01536 | 45559 | 343 |
| 035.0-0000-0001.0 | 244 WORCESTER STREET | WYMAN GORDON CO | ATTN: PAT RANA | 244 WORCESTER STREET | N GRAFTON | MA | 01536 | 7481 | 368 |
| 035.0-0000-0002.0 | 220 WORCESTER STREET | MACKOUL RICHARD | MACKOUL VALERIE B | 220 WORCESTER STREET | N GRAFTON | MA | 01536 | 10067 | 373 |
| 035.0-0000-0003.0 | 218 WORCESTER STREET | 218 WORCESTER STREET LLC | | 218 WORCESTER STREET | N GRAFTON | MA | 01536 | 61471 | 210 |
| 035.0-0000-0012.0 | 215 WORCESTER STREET | 215 PROPERTIES LLC | | 68 GRAFTON ROAD | UPTON | MA | 01568 | 61921 | 291 |
| 035.0-0000-0014.0 | 1 HAWTHORNE STREET | 215 PROPERTIES LLC | | 68 GRAFTON ROAD | UPTON | MA | 01568 | 61921 | 219 |
| 035.0-0000-0054.0 | 217 WORCESTER STREET | CFI PROPCO 2, LLC | | 165 FLANDERS ROAD | WESTBOROUGH | MA | 01581 | 62325 | 82 |
| 035.0-0000-0056.0 | 225 WORCESTER STREET | OAKES ANDREW & OAKES LYN CHITOW | OAKES 2021 TRUST | 703 EL GRANADA BLVD | HALF MOON BAY | CA | 94019 | 64899 | 323 |
| 035.0-0000-0057.0 | 3 MAPLEWOOD DRIVE | MCDONOUGH, DANIELLE N | | 1763 SW GREGOR WAY | STUART | FL | 34997 | 60657 | 56 |
| 035.0-0000-0058.0 | 5 MAPLEWOOD DRIVE | DENHAM, ASHLEY | | 5 MAPLEWOOD DRIVE | N GRAFTON | MA | 01536 | 60379 | 24 |
| 035.0-0000-0059.0 | 7 MAPLEWOOD DRIVE | DAGLE, PATRICIA | | 7 MAPLEWOOD DRIVE | N GRAFTON | MA | 01536 | 59025 | 100 |
| 035.0-0000-0060.0 | 2 FAIRLAWN STREET | HILBERT JAMES C | WHITE PATRICIA L | 2 FAIRLAWN STREET | N GRAFTON | MA | 01536 | 21772 | 282 |
| 035.0-0000-0061.0 | 10 DEERNOLM STREET | PIERCE JENNIFER L | PIERCE DENIS M | 10 DEERNOLM STREET | N GRAFTON | MA | 01536 | 44131 | 41 |
| 035.0-0000-0062.0 | 3 DEERNOLM STREET | MERNICK, ROBERT C | FLEMING, MEAGHAN J | 3 DEERNOLM STREET | N GRAFTON | MA | 01536 | 60102 | 23 |
| 035.0-0000-0063.0 | 5 DEERNOLM STREET | MURPHY CULLY S | MURPHY LISA J | 5 DEERNOLM STREET | N GRAFTON | MA | 01536 | 51396 | 192 |
| 035.0-0000-0064.0 | 7 DEERNOLM STREET | TRINCIA PHYLLIS J | | 7 DEERNOLM STREET | N GRAFTON | MA | 01536 | 19027 | 127 |
| 035.0-0000-0065.0 | 9 DEERNOLM STREET | GEMELLI MICHAEL B | GEMELLI JILL F | 9 DEERNOLM STREET | N GRAFTON | MA | 01536 | 58345 | 75 |
| 035.0-0000-0074.0 | 8 AMHERST STREET | KISSAM JULIE A | ANDERSON DWIGHT E | 8 AMHERST STREET | N GRAFTON | MA | 01536 | 45045 | 194 |
| 035.0-0000-0075.0 | 6 AMHERST STREET | ROBINSON KENNETH A | ROBINSON SUSAN L | 6 AMHERST STREET | N GRAFTON | MA | 01536 | 19346 | 196 |
| 035.0-0000-0076.0 | 4 AMHERST STREET | SHERIDAN LINDA D | | 4 AMHERST STREET | N GRAFTON | MA | 01536 | 50381 | 181 |

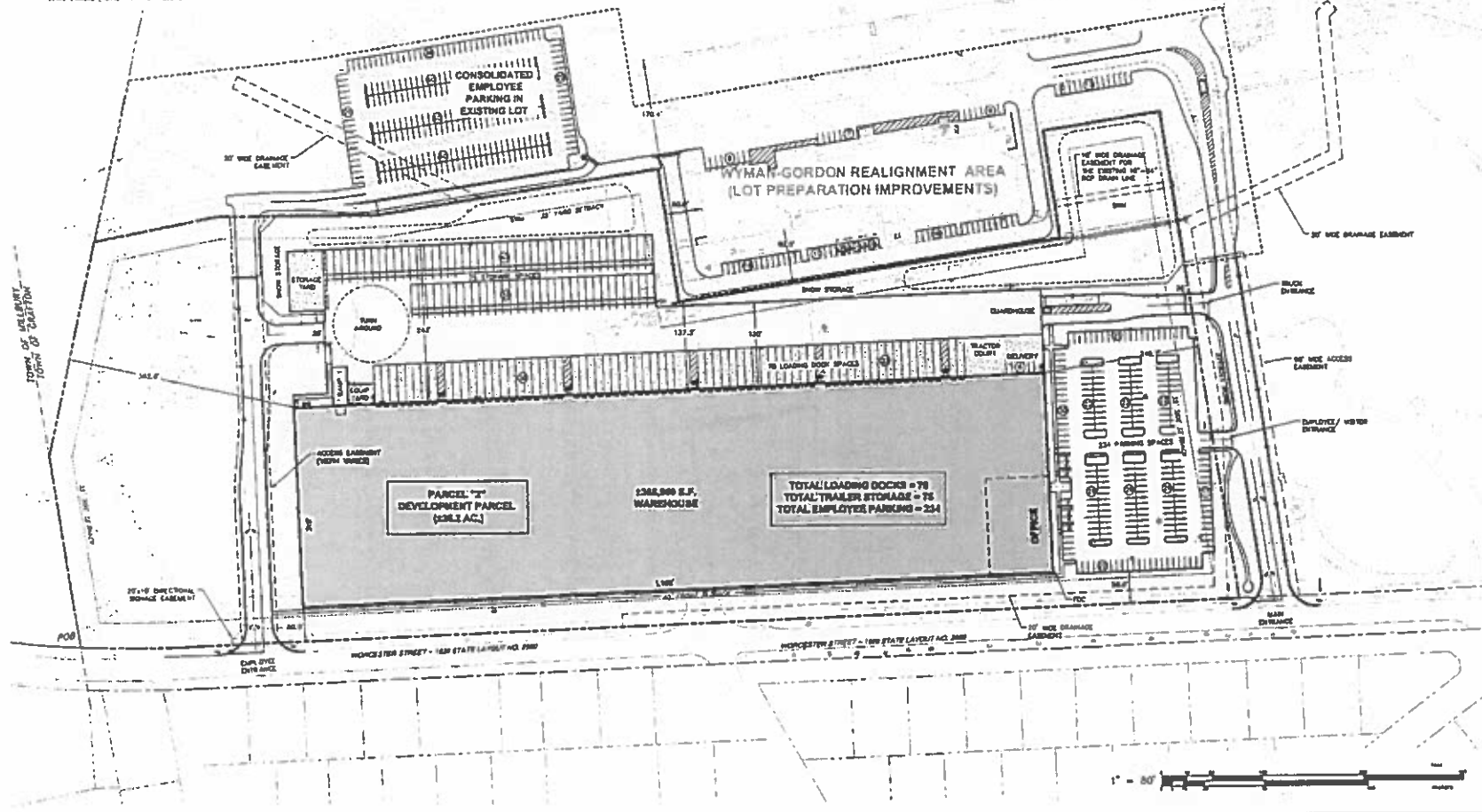
| LOT ZONING SUMMARY | | | |
|--|------------|------------|------------|
| A.P. 25, PARCEL 1 (RESIDUAL) | | | |
| ZONING INDUSTRIAL ZONE B1 | | | |
| TYPE DATA | REQUIRED | EXISTING | PROPOSED |
| LAND USE: GENERAL BUSINESS | N/A | INDUSTRIAL | INDUSTRIAL |
| MIN. LAND AREA | 40,000 SF. | 182.3 AC. | 182.3 AC. |
| MIN. LOT FRONTAGE | 130' | 2,822' | 795.0' |
| MIN. FRONT YARD BUILDING SETBACK | 40' | 485.0' | 50.0' |
| MIN. SIDE YARD BUILDING SETBACK | 35' | 398.0' | 50.0' |
| MIN. REAR YARD BUILDING SETBACK | 35' | 197.0' | 50.0' |
| MAX. BLDG HEIGHT | 35' | 49' | 50' |
| LANDSCAPE REQUIREMENT (TOTAL OF DEVELOPMENT) | 25% | 155% | 150% |
| PERMITTED ZONING | | | |
| INDUSTRIAL USE | 176 (1) | 1006 | 300 (2) |

TABLE NOTES:
 1. ZONING BY LAW-SECTION 4.2.3 (1)-(4) SETBACKS: GENERAL BUSINESS, INDUSTRIAL & UTILITY USE - 1 SPACE PER 1.2 EMPLOYEES MAX 500' (220 EMPLOYEES MAX 500' = 180 SP/1.2 SPACE FROM 176 SPACES)
 2. PROPOSED PARKING INCLUDES METERS OR PARKING SPOTS AT HEAD OF THE LOT CURRENTLY WITH METERS (TOTAL PARKING = 250 SP + 41 SPACES = 291 SPACES)

| DEVELOPMENT PARCEL ZONING SUMMARY | | | |
|--|------------|------------|--------------|
| PARCEL 2 | | | |
| ZONING INDUSTRIAL ZONE B1 | | | |
| TYPE DATA | REQUIRED | EXISTING | PROPOSED |
| LAND USE: GENERAL BUSINESS | N/A | INDUSTRIAL | WAREHOUSE/IC |
| MIN. LAND AREA | 40,000 SF. | N/A | 26.3 AC. |
| MIN. LOT FRONTAGE | 130' | N/A | 2,300' |
| MIN. FRONT YARD BUILDING SETBACK | 40' | N/A | 50.0' |
| MIN. SIDE YARD BUILDING SETBACK | 35' | N/A | 146.7' |
| MIN. REAR YARD BUILDING SETBACK | 35' | N/A | 137.3' |
| MAX. BLDG HEIGHT | 35' | N/A | 40' |
| LANDSCAPE REQUIREMENT (TOTAL OF DEVELOPMENT) | 25% | N/A | 0.26% |
| PERMITTED ZONING | | | |
| WAREHOUSE/TRANSPORTATION USE | 738 (1) | N/A | 240 |

TABLE NOTES:
 1. ZONING BY LAW-SECTION 4.2.3 (1)-(4) SETBACKS: INDUSTRIAL AND WAREHOUSE USE - 1 SPACE PER 540 SF OF FLOOR AREA = 388,980 SF. FLOOR AREA = 130 SP/540

AP.25, LOT 1
 PARCEL "1" - RESIDUAL
 (184.3 AC.)



DEVELOPMENT
 OVERALL PLAN
 FOR
 CB DISTRIBUTION
 ORAFTON, MA
 244 WORCESTER STREET
 GRAFTON, MA
 PREPARED BY
 CHURCHILL & BANKS, LLC

| NO. | REVISION | BY | DATE |
|-----|----------|----|------|
| | | | |
| | | | |
| | | | |

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GAROFALO
 GAROFALO & ASSOCIATES, INC.
 CIVIL & STRUCTURAL ENGINEERS/SURVEYORS
 LAND PLANNERS/ENVIRONMENTAL SCIENTISTS

66 CONGRESS STREET
 P.O. BOX 6144
 WORCESTER, MA, 01608
 TEL: 461-271-0888

JOB NO. 7220-00
 DWG. NO. 7220-00-01.dwg

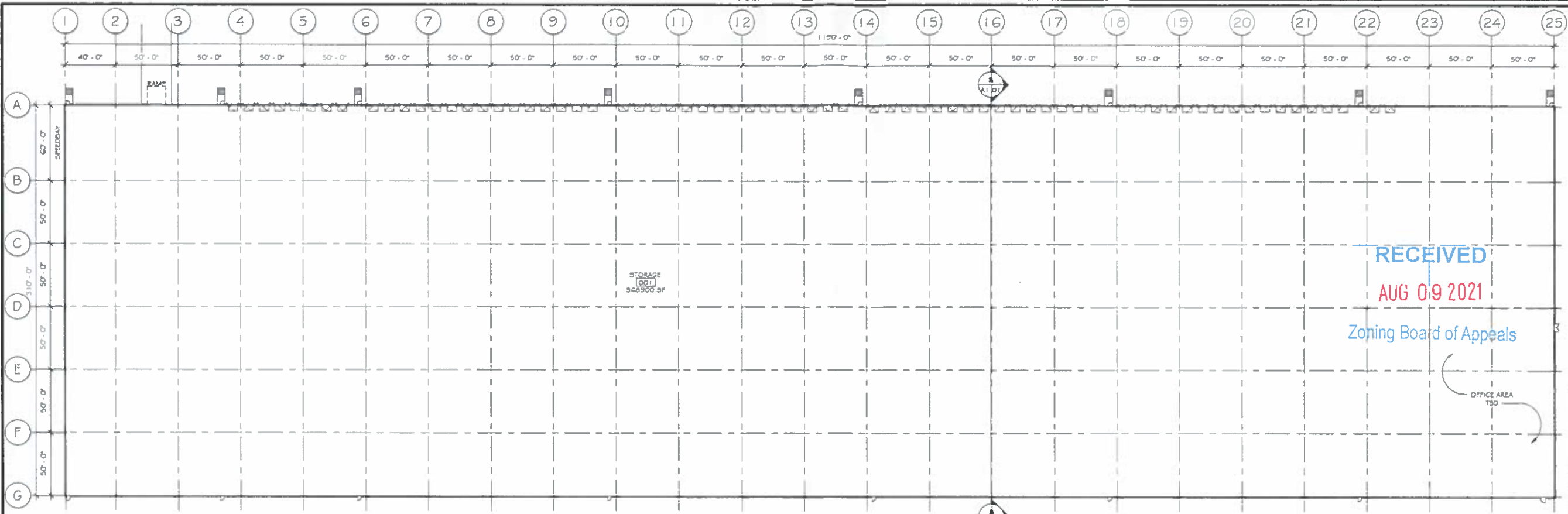
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DATE: JUNE 10, 2024

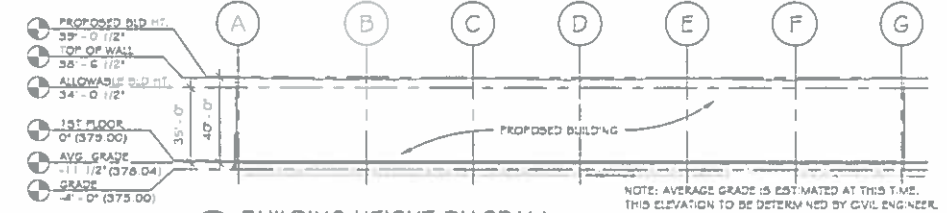
DRAWN BY: R.T.T.
 CHECK BY: E.S.H.
 APPROVED: S.B.C.

SHEET
G-2.3
 6 OF 27 SHEETS

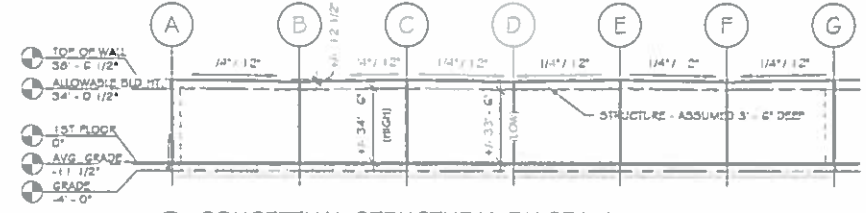
RECEIVED
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 Zoning Board of Appeals



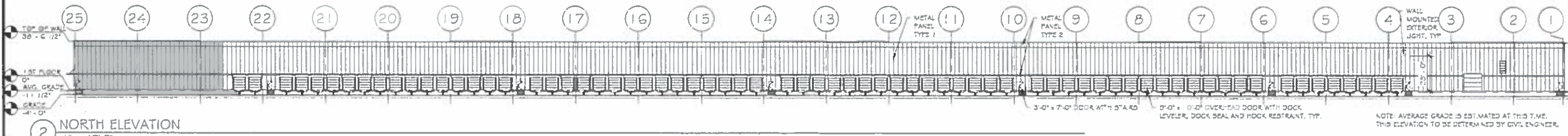
1 FIRST FLOOR PLAN
 1" = 40'-0"



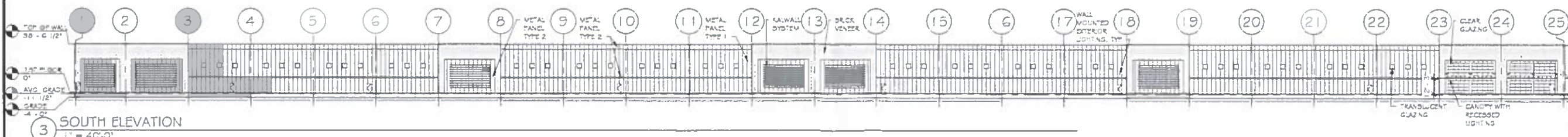
A BUILDING HEIGHT DIAGRAM
 1" = 40'-0"



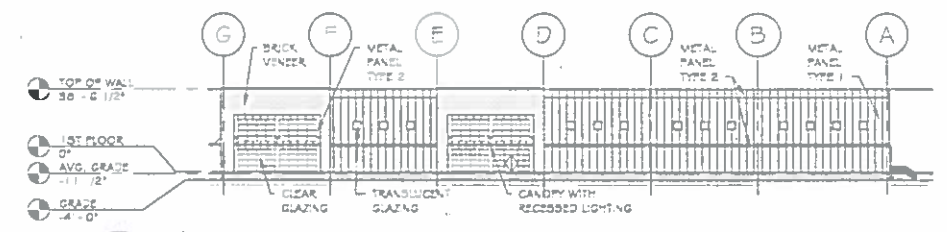
B CONCEPTUAL STRUCTURAL DIAGRAM
 1" = 40'-0"



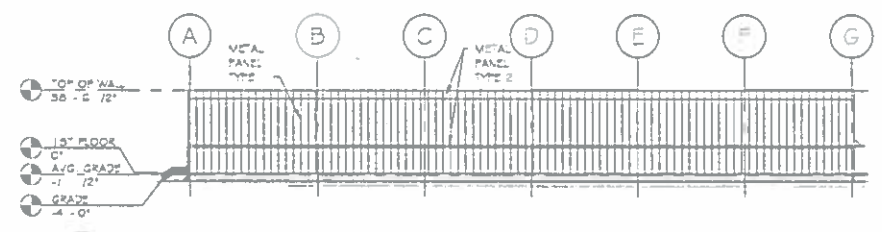
2 NORTH ELEVATION
 1" = 40'-0"



3 SOUTH ELEVATION
 1" = 40'-0"



4 EAST ELEVATION
 1" = 40'-0"



5 WEST ELEVATION
 1" = 40'-0"

| No. | Date | Description |
|-----|------|-------------|
| | | |

GRAFTON MA LOGISTICS CENTER
 244 WORCESTER STREET, GRAFTON MA
 OVERALL PLAN AND ELEVATIONS
 Scale: 1" = 40'-0"

| |
|-------------------------|
| Project Number 2 036 |
| Date 05/24/2021 |
| SD REVIEW 05/24/2021 |
| AI.01 |

PLOTTED ON: 5/24/2021 1:21:40 PM