



**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](mailto:koshivosk@grafton-ma.gov)  
Website: [www.grafton-ma.gov](http://www.grafton-ma.gov)**

**Zoning Board of Appeals**

**New Case Notice**

Case Number #  
2020 / 873

The Grafton Board of Appeals has received a petition from **DAVID MASON**  
for **14 R APPLE RIDGE LANE** requesting that the Zoning Board of Appeals grant a

**Variance**

to allow: **FRONTAGE OF 100' WHERE 125' IS REQUIRED AND LOT WIDTH OF 50' WHERE 125' IS  
REQUIRED. BOOK: 9411 PAGE: 331**

Map: 28 Lot: 26A Block: 0000

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  
Seetharaman Ganesan, Alternate  
Carl Parisi, Alternate**

RECEIVED  
NOV 17 2020  
Zoning Board of Appeals

RECEIVED TOWN CLERK  
GRAFTON, MA

2020 NOV 17 AM 10:31

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

DATE: 11-15-20

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

FOR LAND/BUILDINGS AT 14 R

**TO ALLOW:**

Frontage of 100' where 125' is required  
Lot width of 50' where 125' is required

Please complete this entire section:

Location of property: Tax Plan # 28 Plot # 26A  
 Zoning District in which the property is located: R-20  
 Title of Property in name of: David Mason  
 Whose address is: 7 Dean Farm rd Sutton Ma. 01590  
 Deed recorded in Book # 9411, Page # 331  
 Plan Book # 781, Plan # 42  
 Signature of Petitioner: David Mason  
 Print Name David Mason  
 Address of Petitioner: 7 Dean Farm rd Sutton  
 Phone Number of Petitioner: 508-769-6767



**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 checked="" type="checkbox"/> Other	_____	_____

Other Permit: Board of Appeals

David Mason  
 Petitioner Name

David Mason  
 Property Owner / Applicant

7 Dean Fard rd Sutton  
 Petitioner Address

14R Apple ridge Lane  
 Property Address

Sutton Ma. 01590  
 City, State, Zip

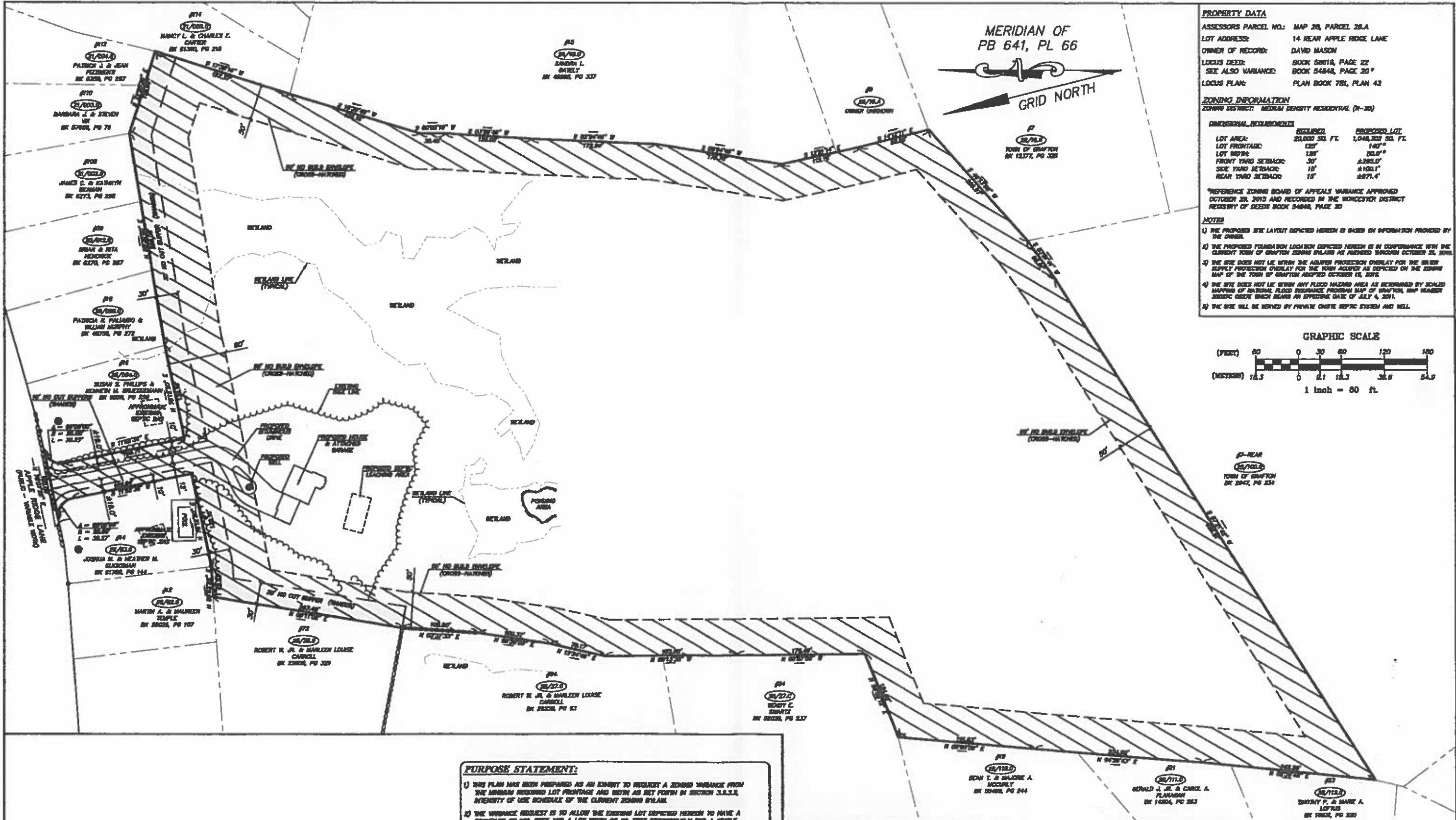
Grafton, MA  
 City, State, Zip

508-769-6767  
 Phone

Date:	Current	Delinquent	N/A
Real Estate	✓		
Personal Property			✓
Motor Vehicle Excise			✓
Disposal			✓
General Billing			✓

[Signature]  
 Treasurer / Collector Signature

11/17/2020  
 Date



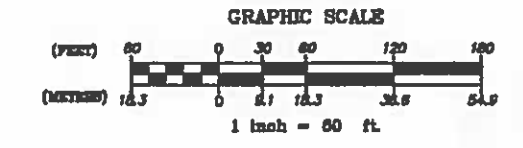
**PROPERTY DATA**  
 ASSESSORS PARCEL NO.: MAP 28, PARCEL 28.A  
 LOT ADDRESS: 14 REAR APPLE RIDGE LANE  
 OWNER OF RECORD: DAVID MASON  
 LOCUS DEED: BOOK 58818, PAGE 22  
 SEE ALSO VARIANCE: BOOK 54848, PAGE 20  
 LOCUS PLAN: PLAN BOOK 781, PLAN 42

**ZONING INFORMATION**  
 ZONING DISTRICT: MEDIUM DENSITY RESIDENTIAL (R-20)  
**DIMENSIONAL REQUIREMENTS**

	REQUIRED	PROPOSED LOT
LOT AREA:	20,000 SQ. FT.	1,048,352 SQ. FT.
LOT FRONTAGE:	135'	140'
LOT WIDTH:	135'	305.6'
FRONT YARD SETBACK:	30'	±285.0'
SIDE YARD SETBACK:	10'	±100.1'
REAR YARD SETBACK:	10'	±87.6'

\*REFERENCE ZONING BOARD OF APPEALS VARIANCE APPROVED OCTOBER 28, 2015 AND RECORDED IN THE WORCESTER DISTRICT REGISTRY OF DEEDS BOOK 54848, PAGE 20

- NOTES**
- 1) THE PROPOSED SITE LAYOUT DEPICTED HEREIN IS BASED ON INFORMATION PROVIDED BY THE OWNER.
  - 2) THE PROPOSED FOUNDATION LOCATION DEPICTED HEREIN IS IN CONFORMANCE WITH THE CURRENT TOWN OF GRAFTON ZONING BYLAW AS AMENDED THROUGH OCTOBER 21, 2016.
  - 3) THE SITE DOES NOT LIE WITHIN THE ADAPTED PROTECTION OVERLAY FOR THE GREY SUPPLY PROTECTION OVERLAY FOR THE TOWN ACQUIRED AS DEPICTED ON THE ZONING MAP OF THE TOWN OF GRAFTON ADOPTED OCTOBER 15, 2015.
  - 4) THE SITE DOES NOT LIE WITHIN ANY FLOOD HAZARD AREA AS DETERMINED BY SCALED MAPPING OF NATIONAL FLOOD RESURFACE PROGRAM MAP OF GRAFTON, MAP NUMBER 50000C WHICH BEARS AN EFFECTIVE DATE OF JULY 4, 2011.
  - 5) THE SITE WILL BE SERVED BY PRIVATE ON-SITE SEPTIC SYSTEM AND WELL.



**PURPOSE STATEMENT:**

- 1) THIS PLAN HAS BEEN PREPARED AS AN EXHIBIT TO REQUEST A ZONING VARIANCE FROM THE MINIMUM REQUIRED LOT FRONTAGE AND WIDTH AS SET FORTH IN SECTION 3.3.3.5, INTENSITY OF USE SCHEDULE OF THE CURRENT ZONING BYLAW.
- 2) THE VARIANCE REQUEST IS TO ALLOW THE EXISTING LOT DEPICTED HEREIN TO HAVE A FRONTAGE OF 140-FEET AND A LOT WIDTH OF 30-FEET RESPECTIVELY FOR A SINGLE FAMILY RESIDENTIAL BUILDING LOT AS PREVIOUSLY GRANTED BY THE GRAFTON ZONING BOARD OF APPEALS IN THEIR VARIANCE DECISION DATED OCTOBER 28, 2015, FAMILY RESIDENCE.
- 3) THE GRANTING OF THE ABOVE VARIANCE REQUEST IS SUBJECT TO THE FOLLOWING CONDITIONS:
  - A. AS DEPICTED HEREIN, THAT THE 30-FOOT & 10-FOOT SHADED "NO CUT BUFFERS" SHALL NOT BE DISTURBED AND SHALL BE MAINTAINED IN THEIR NATURAL VEGETATIVE STATE.
  - B. AS DEPICTED HEREIN, THAT DEVELOPMENT OF THE LAND FOR ALL PRIMARY AND ACCESSORY STRUCTURES SHALL BE PROHIBITED FROM THE 30-FOOT & 10-FOOT CROSS-HATCHED "NO BUILD ENVELOPE" AREAS.
  - C. THAT THIS PLAN SHALL BE RECORDED WITH THE GRANTED VARIANCE.

**CERTIFICATIONS**

THE CERTIFICATIONS SHOWN HEREIN ARE INTENDED TO MEET THE REQUIREMENTS OF DEEDS REQUIREMENTS AND ARE NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJACENT PROPERTIES ARE SHOWN ACCORDING TO THE CURRENT ASSESSOR'S RECORDS.

I CERTIFY THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

I HEREBY CERTIFY THAT THE LINES SHOWN ON THIS PLAN ARE THE LINES SHOWING EXISTING OWNERSHIPS, AND THE LINES OF THE STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR THE DIVISION OF EXISTING OWNERSHIPS OR FOR NEW STREETS OR STREETS ARE SHOWN (MASSACHUSETTS GENERAL LAWS CHAPTER 41, SECTION 61-3).

MASS. PLS. NO.: 3778



WORCESTER DISTRICT REGISTRY OF DEEDS

**FRONTAGE & LOT WIDTH VARIANCE PLAN**  
 14R APPLE RIDGE LANE  
 NORTH GRAFTON, MA

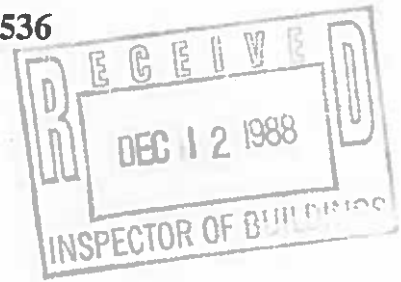
PROPERTY OWNER  
 DAVID MASON

PREPARED FOR  
 DAVID MASON  
 DEAN FARM ROAD, SUTTON, MA  
 GRAZ Engineering, L.L.C.

323 West Lake Road, Sutton, MA 01467 (508) 255-4829

**William J. Kelly**

72 East Street  
North Grafton, Massachusetts 01536  
(508) 839-4979



December 7, 1988

Richard DuBois  
Building Inspector  
Municipal Center  
Grafton, MA 01519

Dear Mr. DuBois,

Confirming our conversation of last week. I own a 25 acre parcel of land off Apple Ridge Lane in Grafton (plan enclosed). It is my understanding that this can not be considered a buildable lot as I do not have the required width at the building line. In 1982 the Planning Board refused to endorse this plan as approval not required for this reason.

Would you kindly confirm this in writing at your earliest convenience.

Thank you,

*Erma Kelly*

Erma Mason Kelly

*Assessor's Map 28  
parcel 26A*



# TOWN OF GRAFTON

GRAFTON MEMORIAL MUNICIPAL CENTER  
30 PROVIDENCE ROAD  
GRAFTON, MASSACHUSETTS 01519

INSPECTOR OF BUILDINGS  
ZONING ENFORCEMENT OFFICER

December 14, 1988

Mrs. Erma Mason Kelly  
72 East Street  
North Grafton, MA 01536

RE: <sup>14</sup> Apperidge Lane

Dear Mrs. Kelly:

In answer to your letter of December 7, 1988 in which you requested in writing the status of your lot (Assessors Map 28, Lot 26 A) I find the following.

The lot in question itself is not a buildable lot, however, it is my understanding that this lot has been approved for a cluster development and, therefore, the lots are buildable.

Sincerely,

Roger R. Dubois  
Inspector of Buildings/  
Zoning Enforcement Officer

RRD/nng





TOWN CLERK

Donna M. Girouard  
Town Clerk

**TOWN OF GRAFTON**  
GRAFTON MEMORIAL MUNICIPAL CENTER  
30 PROVIDENCE ROAD  
GRAFTON, MASSACHUSETTS 01519  
(508) 839-5335 ext. 195  
www.townclerkdept.grafton.ma.us



Bk: 54846 Pg: 20  
Page: 1 of 3 01/21/2016 12:13 PM WD

**CERTIFICATE OF NO APPEAL**

**DECISION:** GRAFTON ZONING BOARD OF APPEALS  
Case # 2015-811 Special Permit

**PETITIONER:** Erma Faron Kelly  
1205 Pjeridot Lane, Sun City Center, FL 33573

**OWNER:** Erma Faron Kelly  
14 Rear Apple Ridge Lane, North Grafton, MA 01536

**DEED REFERENCE:** 14 Rear Apple Ridge Lane  
Assessor's Map 28, Lot 26A  
Worcester District Registry of Deeds  
Book 9411, Page 331

This is to certify that the Decision of the Grafton Zoning Board of Appeals on the petition of the above-named Petitioner, granting to allow frontage of 100' and a lot width of 50' subject to the following conditions: that development of the land to accommodate the structures would be limited to the defined area, also including accessory buildings was duly recorded in the office of the Town Clerk on November 12, 2015 at 8:50 am.

No Notice of Appeal of the Decision was filed in this office within the twenty days next, the appeal period ending on December 2, 2015.

A true copy, ATTEST:

  
Donna M. Girouard, Town Clerk  
Grafton, MA

CR 3





**Town of Grafton  
Zoning Board of Appeals  
30 Providence Road  
Grafton, MA. 01519**

**508-839-5335 x 1154 - Fax: 508-839-4602  
Website: www.grafton-ma.gov  
email: koshivosk@grafton-ma.gov**

**Zoning Board of Appeals**

**THE COMMONWEALTH OF MASSACHUSETTS**

**Town of Grafton  
BOARD OF APPEALS**

**Thursday, October 15, 2015**

**Case Number:**

**2015 / 811**

**Variance**

**ERMA FARON KELLY**

of 1205 PIERIDOT LANE requesting that the Zoning Board of Appeals grants **Variance**  
Decision of the Board of Appeals on the petition of  
**FRONTAGE OF 100' WHERE 125' IS REQUIRED AND A LOT WIDTH OF 50' WHEN 125' IS  
REQUIRED.**

At their duly held meeting Thursday, October 29, 2015 the Zoning Board of Appeals took the following action  
The following motion was made by Alt. Mem #1 - Mr. Yeomans and seconded by Member - Mr. Hanna  
That the Zoning Board of Appeals grant a **Variance** to **ERMA FARON KELLY**

at 14 REAR APPLE RIDGE LN

**TO ALLOW FRONTAGE OF 100' AND A LOT WIDTH OF 50' SUBJECT TO THE FOLLOWING  
CONDITION: THAT DEVELOPMENT OF THE LAND TO ACCODOMATE THE STRUCTURES  
WOULD BE LIMITED TO THE DEFINED AREA ONLY AS DEPICTED IN EXHIBIT A, THIS  
ALSO INCLUDES ACCESSORY BUILDINGS.**

**FINDINGS:**

- F1. LOT IS 24.0657 ACRES.
- F2. THE LOT CAN SUPPORT A SUBDIVISION OF 11 LOTS.
- F3. THE LOT HAS SIGNIFICANT WETLANDS IN THE FRONT AREA THAT PREVENTS A SUBDIVISION FROM BEING BUILT.
- F4. THE WETLANDS DO NOT AFFECT THE OTHER LOTS IN THE AREA.

**BASED ON F1-F4, THE BOARD FINDS THAT A HARDSHIP OWING TO THE SOIL CONDITIONS ARE UNIQUE  
IN THE ZONING DISTRICT.**

- F5. 14R APPLE RIDGE LANE IS LOCATED INA RESIDENTIAL NEIGHBORHOOD.
- F6. ADDITION OA HOUSE WILL BE CONSISTENT WITH THE NEIGHBORHOOD.
- F7. ADDITION OF THE HOUSE WILL BE CONSISTENT WITH THE INTENT OF THE ZONING BY-LAW  
FOR THE R20 DISTRICT.

**BASED ON E5-F7, GRANTING THE VARIANGE WILL NOT BE MORE DETRIMENTAL TO THE NEIGHBORHOOD.**

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GRAFTON, MASS.  
2015 NOV 12 PM 8:50  
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BASED ON F5-F7, THE VARIANCE IS CONSISTENT WITH THE INTENT AND PURPOSE OF THE BY-LAW.

**On a roll-call vote:**

Chairman: Yes

Member 2: Yes

Vice Chairman: Absent at Hearing

Alternate 1: Yes

Clerk: Yes

Alternate 2: Absent 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



Robert Nault, Vice Chairman

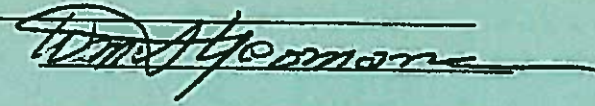
Michael Robbins, Clerk

Elias Hanna, Member 1



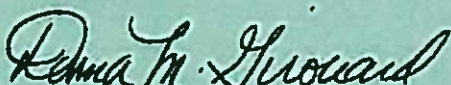
Peter Adams, Member 2

William Yeomans, Alternate 1



Kay Reed, Alternate 2

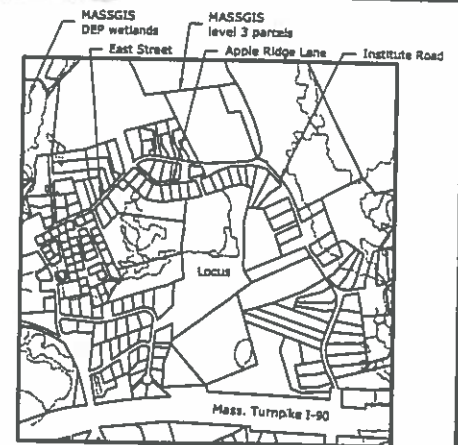
A true copy,  
Attest:



Donna M. Girouard, Town Clerk  
Grafton, MA

Ex. A #811

*Dan M*



Locust Map  
Scale 1"=100'

RECEIVED  
Oct 26 2015

ZONING BOARD OF APPEALS

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 #25027C0827E dated July 4, 2011. No certification is hereby made with any respect to any other provisions of the local Bylaws, or any other requirements relative to the legal establishment of structures and improvements on said premises.

*Norman G. Hill*  
NORMAN G. HILL  
P.L.S. #41786  
DATE: 10/26/15

REVISIONS			
No.	Date	Design	Checked
1			
2			
3			
4			
5			
6			

Field By:	NHJB	3/11/14
Designed By:	BDH	3/13/14
Drawn By:	BDH	3/19/14
Checked By:	NGH	3/20/14

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

**Bellingham**  
167 Hartford Ave.  
Bellingham, MA 02019  
508-988-4130

**North Grafton**  
214 Worcester St.  
N. Grafton, MA 01536  
508-839-9526

**Hanson**  
1115 Main Street  
Hanson, MA 02341  
781-294-4144

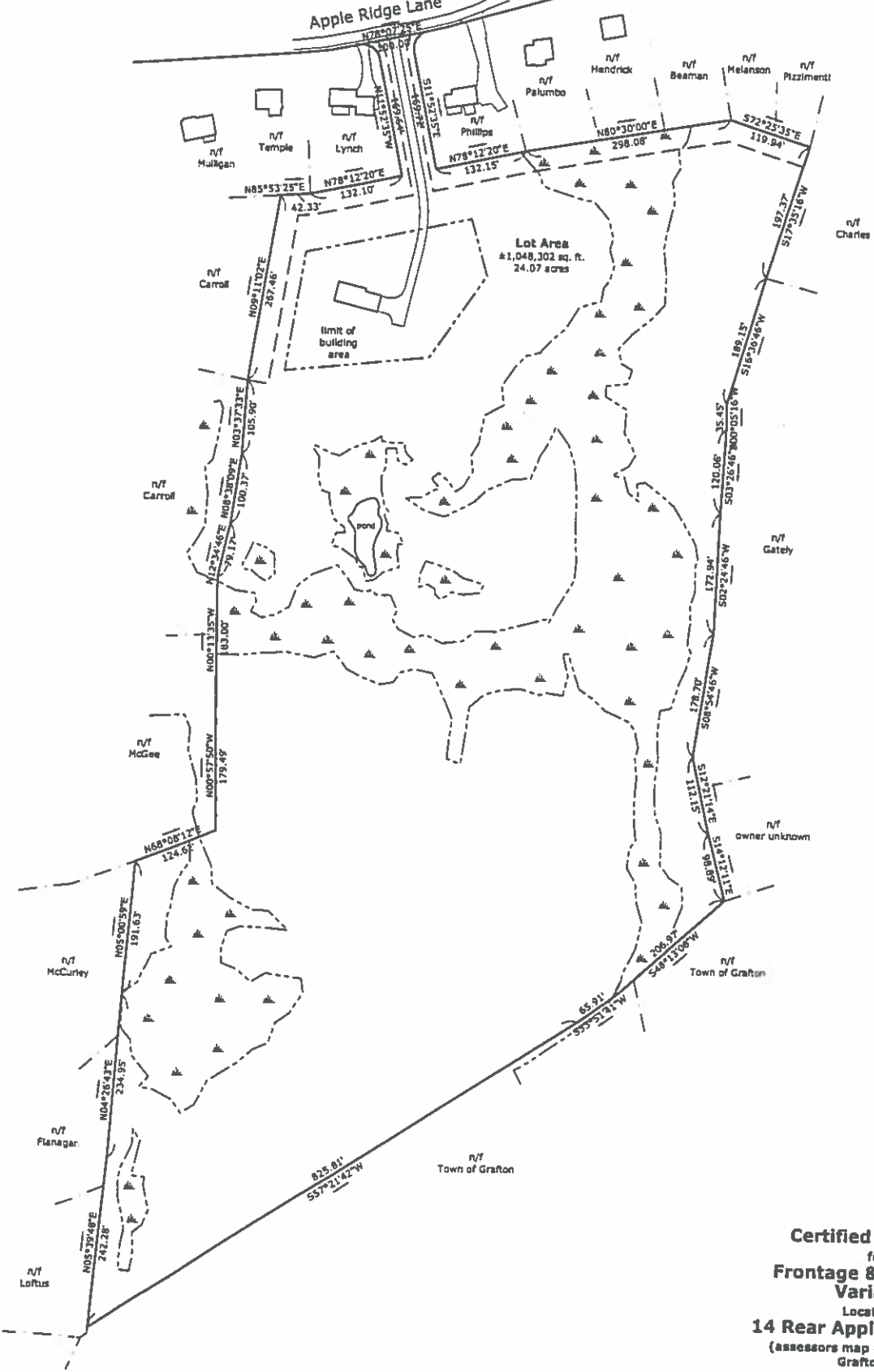
www.landplanninginc.com

**Certified Plot Plan**  
for  
**Frontage & Lot Width Variance**  
Located at  
**14 Rear Apple Ridge Lane**  
(assessors map #28 parcel 26.A)  
Grafton, MA

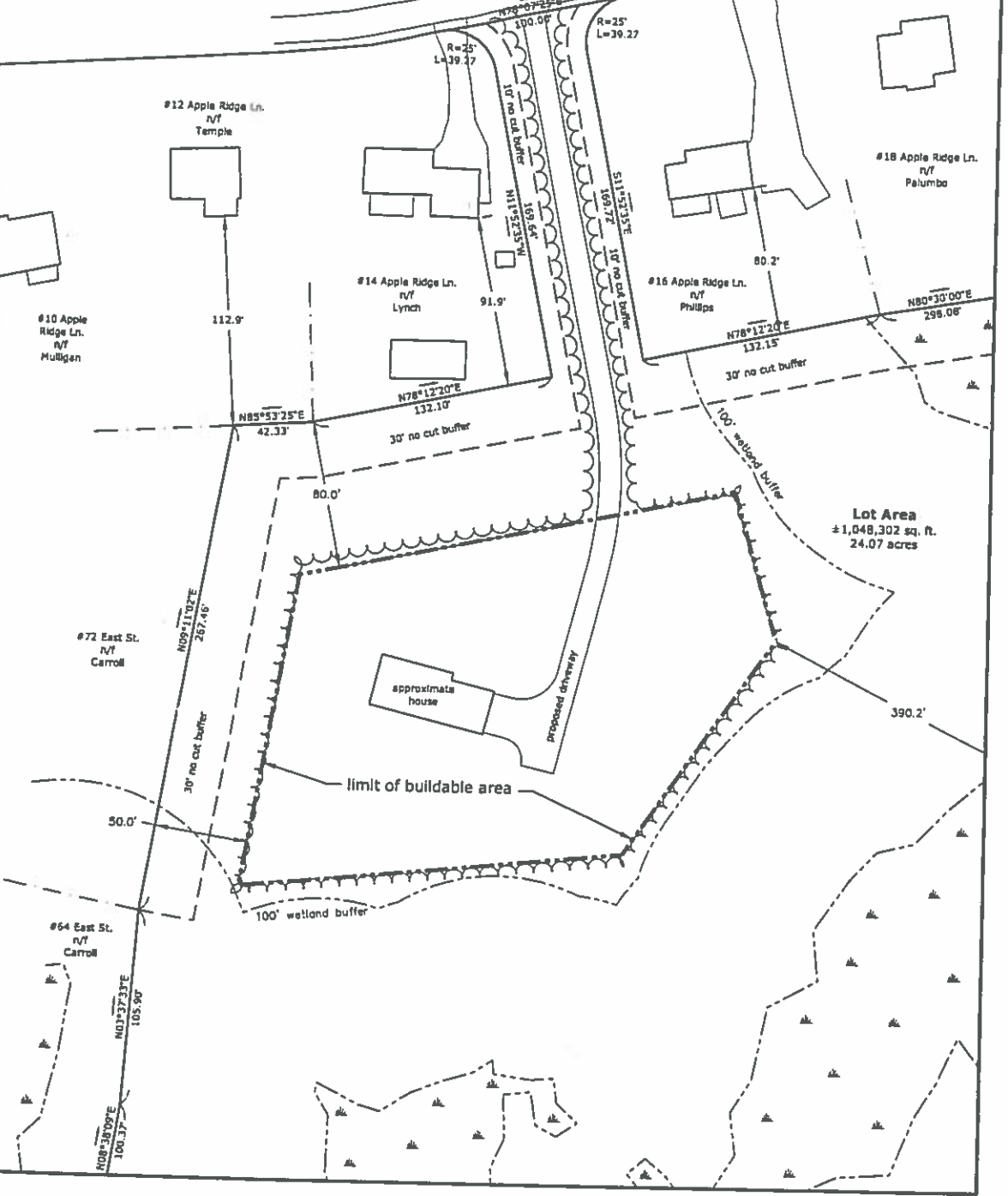
owned by  
**Erma Mason Faron**  
1205 Peridot Ln.  
Sun City Center, FL 33573

Date: Oct. 26, 2015  
Job No. G8626  
Sheet No. 1 of 1

**Full Lot Plot Plan**  
of  
proposed house, driveway, treeline, and no cut buffer  
Plan Scale: 1"=100'  
0' 50' 100' 200'



**Blowup Plot Plan**  
of  
proposed house, driveway, treeline, and no cut buffer  
Plan Scale: 1"=40'  
0' 20' 40' 80'



**zoning district:**  
R-20

	Required
Lot Area	20,000 s.f.
Frontage	120'
Front Yard	30'
Side Yard	15'
Rear Yard	15'
Coverage	30% max.

note: The Locust is not within the water supply protection overlay.

Site Data:  
Deed Book 9411 Page 331  
Plan Book 494 Plan 76  
FEMA FIRM Map #25027C0827E dated July 4, 2011

Variance Request: A variance is requested to allow a single family home to be built on this lot with less than 120' of frontage and lot width.