

Dear Planning Board Members;

I am requesting a special permit to house 3 domestic geese at 16 Morgan Drive, North Grafton MA.

On September 12, 2022, the Grafton Planning Board requested I submit a plot plan for the proposed location of the goose coop. There was also discussion about measures to minimize noise and provide enhanced sound barrier for the abutting neighbor, Mr. and Mrs. Adcock. I offered to plant a row of arborvitaes across the back property line to help with foliage coverage in the fall and winter when the exiting wooded area will be without leaves. I have planted 10 trees across the back lot line. The remainder of the lot line has preexisting evergreen trees already in place. Mr. Adcock also requested I move the location of the coop and specifically requested it be placed closer to my house, and in line with the exiting pool house to provide additional sound protection. This has been done. I enclose the following for review:

1. Plot plan which shows the coop is within the required setbacks. It is located 100 feet to the closest back lot line (backyard angles), 100 feet to 14 Morgan Drive, and 41 feet to the property line on 18 Morgan Drive. The coop is now in line with the pool house, thus placing a substantial sound barrier between the coop and 116 Old Westborough Road.
2. Picture of the structure. The pen is a pre-fab dog kennel which is 10 x 10 feet and 6 foot high. It is heavy metal for protection with a gate and netting on the top for overhead protection.
3. Picture of the goose house- the house is a raised wooden house with adequate ventilation, clear roof and door flap for protection from the wind. Dimensions are 4 x 4. There is a heated water bowl and food bowl. All food not in the dish is kept in the house sealed.
4. Screen shot of the Massachusetts interactive property map showing the location of the coop to the surrounding properties. The distance between the coop and Mr. and Mrs. Adcock's house at 116 Old Westborough Road at the closest point is 221 feet. In between the two structures is a wooded area of 183 feet wide and 82 feet deep, and a 470 square foot pool house. The distance to the house at 18 Morgan Dr. is 144.5 feet and this includes a wooded area. The distance to the house at 14 Morgan Drive is 184 feet, and my house is in between.

Thank you for considering my application for a special permit for the geese. I will bring the certified plot plan to the meeting on October 24, 2022.

Regards

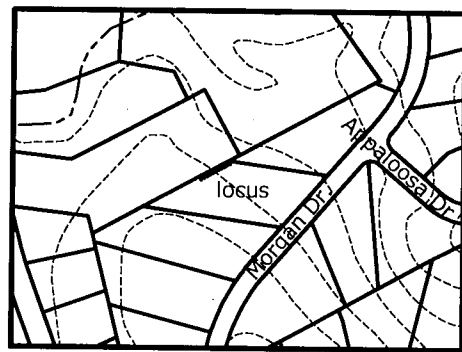
JeanMarie Houghton

October 19, 2022

ZONING DISTRICT: R40

	REQUIRED	PROPOSED
AREA:	40,000 s.f.	47,674 s.f.
FRONTAGE:	140'	170.25'
FRONT YARD:	30'	67.9'
SIDE YARD:	15'	22.5'
REAR YARD:	15'	18.9'
COVERAGE:	30% max.	10.3% (4,929 s.f.)

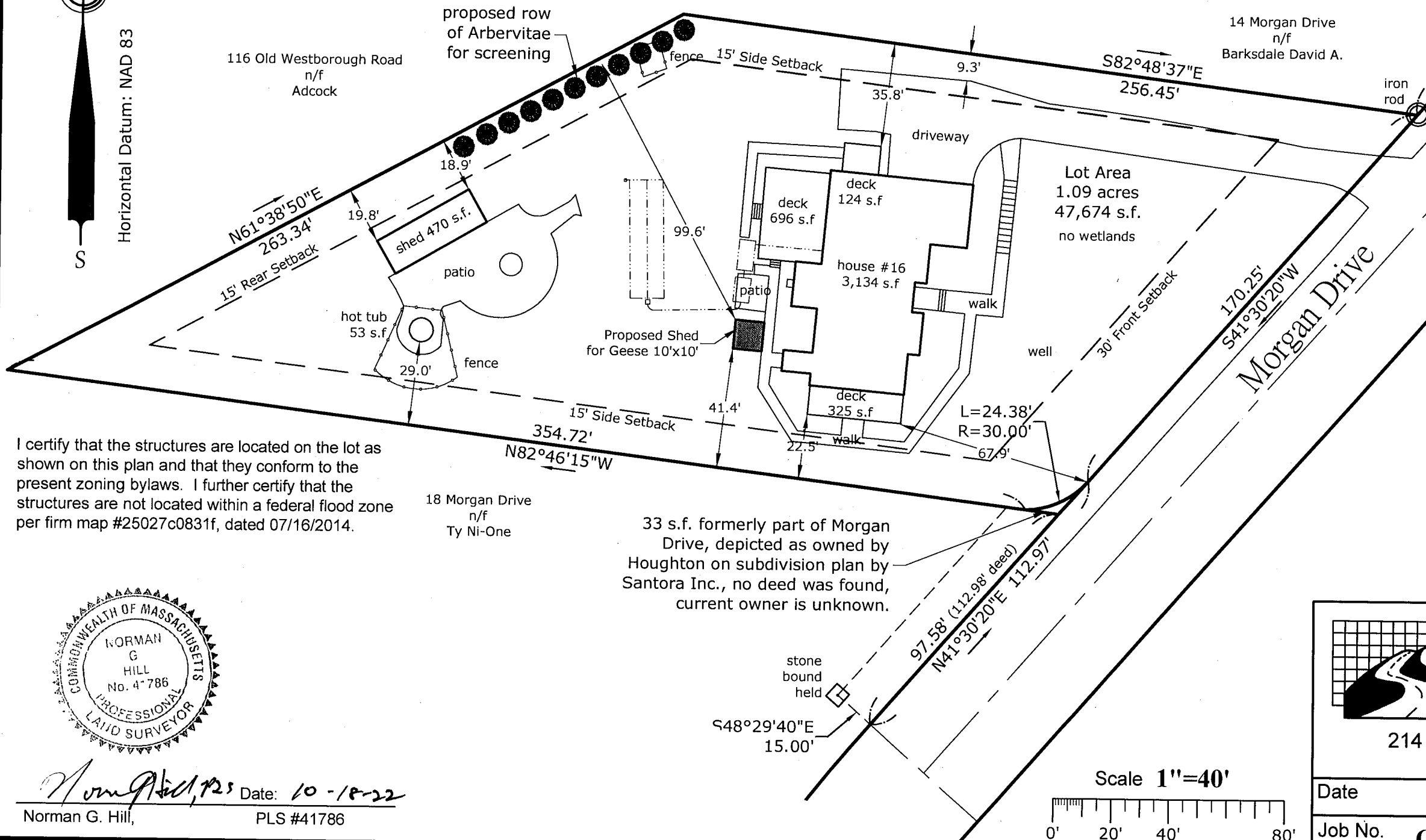
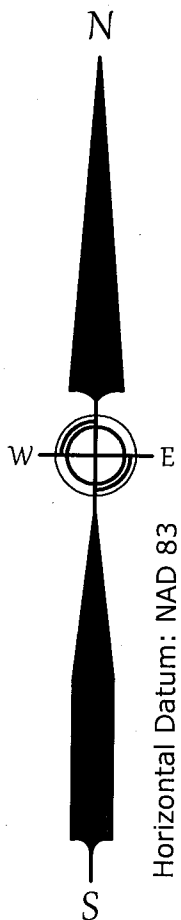
Note: The lot is not located within the Water Supply Protection Overlay District



LOCUS MAP
scale 1" = 500'
from MassMapper data layers
approximate

LOCUS REFERENCES

Deed (Book / Page): 48540/198
Plan (Plan Book / Plan): 750 / 55
885 / 114 (trail easement abandonment)
799 / 83
Assessors: Map 31, Block 0, Parcel 107

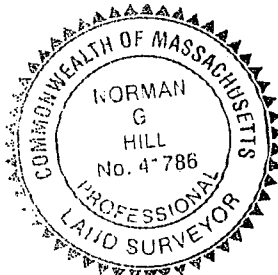


I certify that the structures are located on the lot as shown on this plan and that they conform to the present zoning bylaws. I further certify that the structures are not located within a federal flood zone per firm map #25027c0831f, dated 07/16/2014.

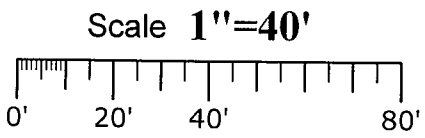
Proposed Geese Shed Certified Plot Plan

located at
16 Morgan Drive
Grafton, MA
Assessors ID: 31-107.0

owned by
JEAN MARIE HOUGHTON
16 Morgan Drive
Grafton, MA

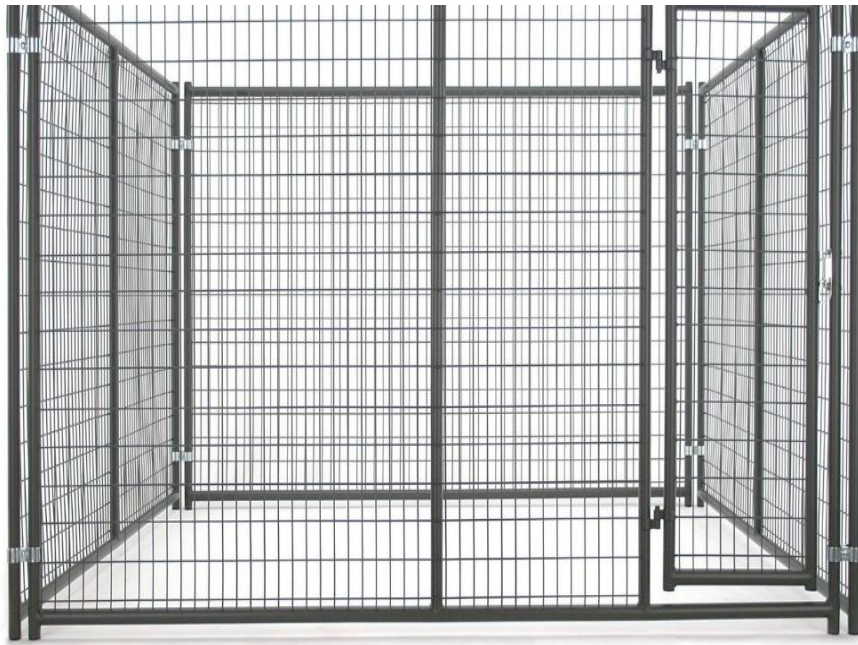


Norman G. Hill Date: 10-18-22
Norman G. Hill, PLS #41786



Land Planning, Inc.
Civil Engineers • Land Surveyors
Environmental Consultants
214 Worcester St., N. Grafton, MA 01536
508-839-9526

Date	October 11, 2022	Sheet No.	1 of 1
Job No.	G22286	Scale	





Property Map

Layers

Basemap

Measure

Find address

Search Result

