



PLANNING DEPARTMENT

TOWN OF GRAFTON
GRAFTON MEMORIAL MUNICIPAL CENTER
30 PROVIDENCE ROAD
GRAFTON, MASSACHUSETTS 01519
(508) 839-5335 ext 1120 • FAX (508) 839-4602
planningdept@graffton-ma.gov
www.graffton-ma.gov

APPLICATION FOR MODIFICATION OF
A SPECIAL PERMIT & SITE PLAN APPROVAL

Application No. SP2018-2 Modification # 3

APPLICANT & PROPERTY OWNER INFORMATION

NAME SEAN PADGETT / ONE GRAFTON COMMON LLC / TOWN OF GRAFTON
STREET 57 OLD UPYRN ROAD CITY/TOWN GRAFTON
STATE MA ZIP 01519 TELEPHONE 617-320-3148
NAME OF PROPERTY OWNER (if different from Applicant) TOWN OF GRAFTON
Deed recorded in the Worcester District Registry of Deeds Book Page

SITE INFORMATION:

STREET AND NUMBER 1 GRAFTON COMMON
ZONING DISTRICT NB ASSESSOR'S MAP 74 LOT #(S) 72
LOT SIZE 0.34 AC FRONTAGE 109.14' ON WORC, 100' OF JOHNSON, 790' ON COMMON
CURRENT USE MIXED COMMERCIAL

PROJECT/PLAN INFORMATION:

PLAN TITLE PROPOSED EGRESS DOOR RECEIVED
PREPARED BY (name/address of PE/Architect) DIXON SALO
DATES 2.17.2021 FEB 17 2022

Briefly state requested modification:

ALLOW TAVERN TO USE EXISTING, ADJACENT PART
The "Town House Tavern" Planning Board Grafton, MA

Cite all appropriate sections of the Zoning By-Law which pertain to this Application, Use and Site:

TO THE GRAFTON PLANNING BOARD:

The undersigned, being the APPLICANT named above, hereby applies for a SPECIAL PERMIT to be granted by the Planning Board and certifies that, to the best of APPLICANT'S knowledge and belief, the information contained herein is correct and complete.

Applicant's Signature [Signature] TOWN HOUSE TAVERN LLC Date: 2.16.2022
Property Owner's Signature (if not Applicant) [Signature] ONE GRAFTON COMMON LLC Date: 2.16.2022

February 10, 2022

TO: The Grafton Planning Board

FR: The Grafton Townhouse LLC dba The Town House Tavern
1 Grafton Common, Grafton, MA

RE: Determination of Minor Modification, to allow outdoor use of existing patio

On May 7, 2021 the Planning Board granted temporary approval for a Minor Modification to the Town House Tavern Special Permit, to allow outdoor seating on the patio. We are coming back to the Planning Board seeking this modification to allow continued use of the patio.

The patio is directly adjacent to the tavern via a wheel chair accessible, out-swinging door, with a crash bar and all required lighting, alarms, and signage. The patio has a brick surface surrounded by cobble-stone-edged, mulched beds and a fence.

There is a gate in the fence and we propose that it remains open when the tavern is closed so that other tenants in the building and their clients / customers can use the space whenever the tavern is closed. The patio is fully lighted, there is a security camera, and we plan to secure the gate when the tavern is open to only allow access in and out of the patio through the main tavern entrances. We would continue to allow building tenants to use the patio when the tavern is open, provided that they enter and exit the patio through the tavern entrances (as the gate will be secured.)

Currently, there are four picnic tables and some outdoor furniture on the patio and we expect to keep it largely the same, although we expect that the tables and chairs will need to change from time to time. The patio has been used since August for outdoor seating and events, and we have had no complaints due to noise, parking, or any other reason. This space was not used for parking and we are not asking to increase the allowed capacity of the tavern, so this modification would not impact parking in any way.

From an operational standpoint, we also see no changes. Patrons typically self-serve from the inside bar or we provide table service. We have only set up an outdoor serving table once, for a non-profit, fund-raising event called the Grafton Gazebo-Palooza, which was a great success – raising more than \$8,500 for Grafton Arts and the Small Stones Festival of the Arts.

Attached are 4 photographs and 3 plans:

1. Dixon Salo Architect plan used for construction of the Tavern space (2018)
2. Dixon Salo Architect plan used for construction of the door, patio, and walkway (2021)
3. A hand drawn amended plan showing location of fence, mulched beds, and brick patio

Other Information:

I've been managing the old Town House building for the past four years. When I took the building over, there was one rent-paying tenant that occupied 555 square feet. Business owners around the common asked us to tenant the building with businesses that would create foot traffic and a sense of community, helping to make the common more active and vibrant. We achieved full occupancy with tenants that included dance studios, a pet boutique, and the tavern – which is owned by my brother and me. Over the past four years, two tenants have left the building so that they could expand into larger spaces and each time, another existing tenant expanded into the available space.

I take no building management fee and more than 100% of the profits have gone back into capital repairs to the building and donations to local charities. Over the past 4 years, we have completed more than \$20,000 in capital repairs, we installed the door and patio at a cost of \$32,000, and we have donated more than \$70,000 to local charities including the Apple Tree Arts, Grafton Public Library, the Grafton Food Bank, the Grafton Land Trust, The Community Harvest Project, Grafton Strong, and others. We also organized and hosted the Grafton Gazebo-Palooza raising more than \$8,500 for Grafton Arts and the Small Stones Festival for the Arts. In addition, the building generated less than \$2,000 in property tax in 2017 (due to vacancies and non-profit tenants) it now generates more than \$10,000 per year in taxes.

This patio is similar to outdoor spaces enjoyed by other local business such as Hunter's Tavern at the Grafton Inn, The Grafton Grill, Bushell N' Peck, the Post Office Pub, and John Henry's Tavern at Highfields (all of which participated in and donated to the Gazebo-Palooza).

Allowing this Minor Modification will allow us to continue to maintain a thriving community around the common and to support the town and our incredible local non-profit organizations.



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 GRAFTON, MASSACHUSETTS 01519
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 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 checked="" type="checkbox"/> Planning	_____	_____
<input type="checkbox"/> Board of Health	_____	_____	<input type="checkbox"/> Other	_____	_____

Other Permit: MODIFICATION OF SPECIAL PERMIT

SEAN

PADGETT / GRAFTON TOWN HOUSE LLC
 Petitioner Name

TOWN OF GRAFTON
 Property Owner / Company Name

57 OLD UPTON ROAD
 Petitioner Address

1 GRAFTON COMMON
 Property Address

GRAFTON MA 01519
 City, State, Zip

Grafton, MA
 City, State, Zip

617-320-3148
 Phone

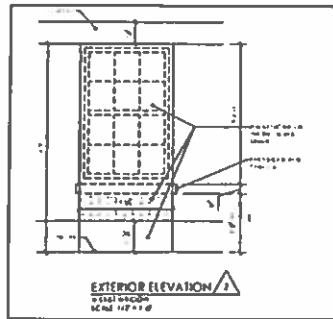
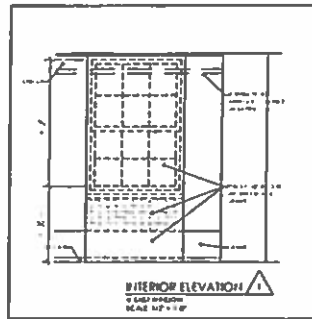
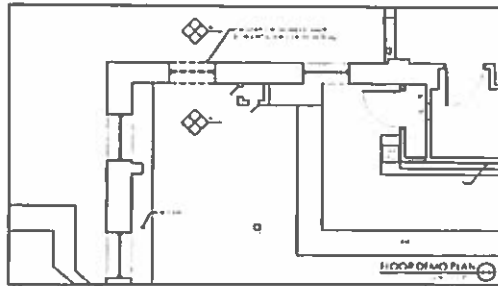
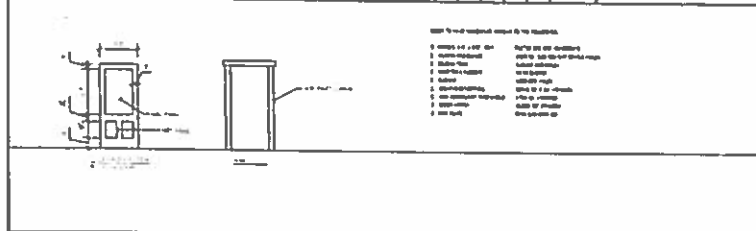
Date:	Current	Delinquent	N/A
Real Estate	✓		
Personal Property			✓
Motor Vehicle Excise			✓
Disposal	✓		
General Billing			✓

Beth Schretzman
 Treasurer / Collector Name (please print)

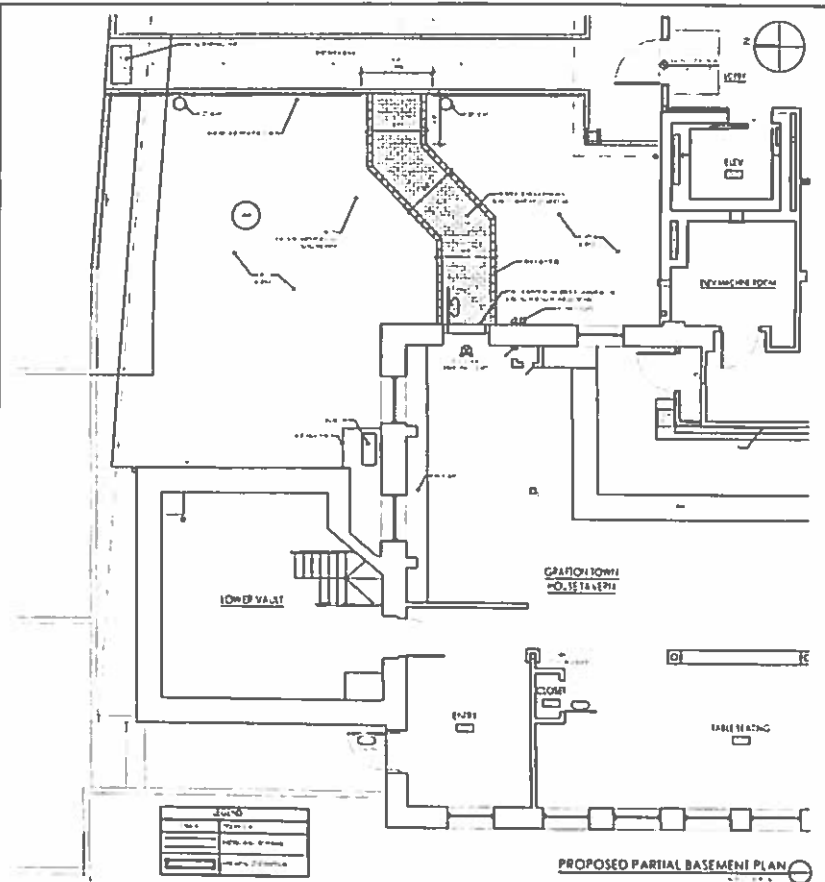
Beth Schretzman
 Treasurer / Collector Signature

2/16/2022
 Date

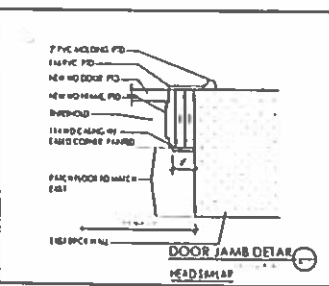
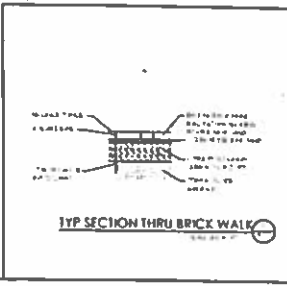
DOOR SCHEDULE													LEGEND			
LOCATION	DOOR			FRAME	HARDWARE								REMARKS	NOTES		
	TYPE	FINISH	GLASS	TYPE	TYPE	TYPE	TYPE	TYPE	TYPE	TYPE	TYPE	TYPE	TYPE	TYPE	TYPE	TYPE
217-01	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16



NOTES:
 1. WINDOW ANCHORING SHALL BE AS SHOWN IN SECTION 5
 2. WINDOW AND CASE SHALL BE BUILT TO THE FINISH SURFACE UNLESS NOTED OTHERWISE
 3. WINDOW CASE SHALL BE BUILT TO THE FINISH SURFACE UNLESS NOTED OTHERWISE
 4. WINDOW CASE SHALL BE BUILT TO THE FINISH SURFACE UNLESS NOTED OTHERWISE



NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	10/15/2021
2	REVISION	
3	REVISION	



DIXON SAITO ARCHITECTS
 3000 W. 12TH AVE. SUITE 100
 DENVER, CO 80202
 TEL: (303) 733-8888
 FAX: (303) 733-8889
 WWW.DIXONSAITO.COM

PROJECT NO: 217-01
 SHEET NO: A-1.0
 DATE: 10/15/2021

PROPOSED PARTIAL BASEMENT PLAN

SCALE: 1/8" = 1'-0"

DATE PLOTTED: 10/15/2021 10:15 AM
 PLOTTER: HP DesignJet 5000PS
 PLOT SCALE: 1/8" = 1'-0"

PROJECT: PROPOSED PARTIAL BASEMENT PLAN
 CLIENT: GRATION ROOM, INC.
 ARCHITECT: DIXON SAITO ARCHITECTS

SHEET NO: A-1.0
 DATE: 10/15/2021

ROOM FINISH SCHEDULE					
AREA	FLOOR	BASE	WALLS	CEILING	PARTIALS
101	101	101	101	101	101
102	102	102	102	102	102
103	103	103	103	103	103
104	104	104	104	104	104
105	105	105	105	105	105
106	106	106	106	106	106
107	107	107	107	107	107
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120	120	120	120	120	120

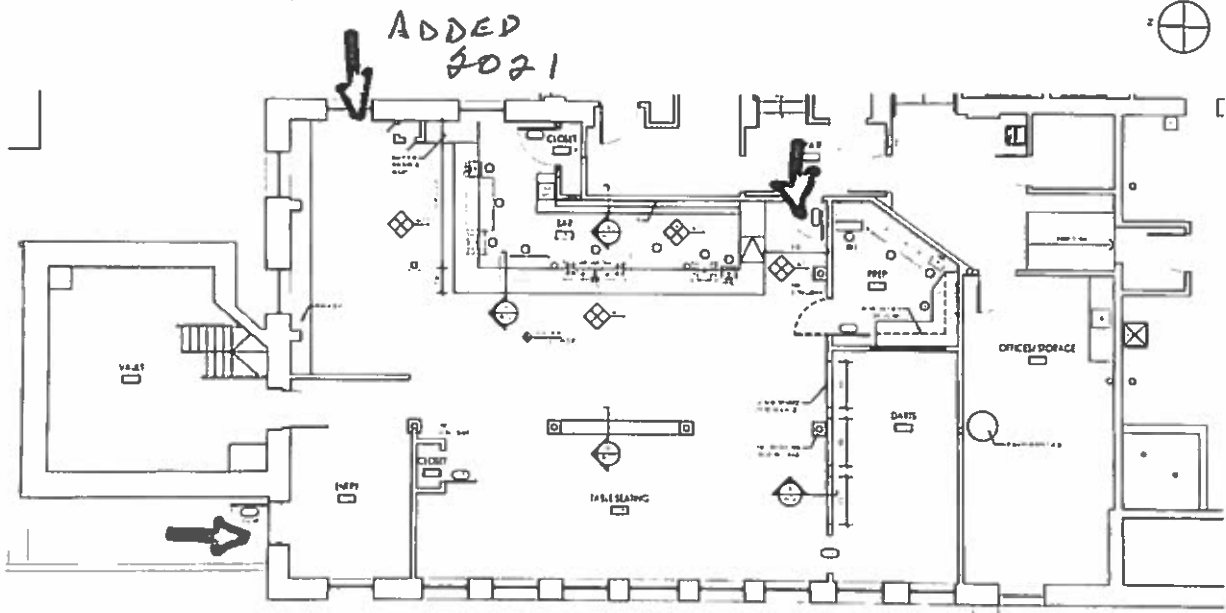
DOOR SCHEDULE											
LOCATION	DOOR	FRAME				HARDWARE				REMARKS	
		TYPE	FINISH	GLASS	INSULATION	HANDLE	LOCK	STOP	SWITCH		
101	101	101	101	101	101	101	101	101	101	101	101
102	102	102	102	102	102	102	102	102	102	102	102
103	103	103	103	103	103	103	103	103	103	103	103
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LEGEND	
1	101
2	102
3	103
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7	107
8	108
9	109
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18	118
19	119
20	120

NOTES

1. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2018 IBC.
2. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2018 IBC.
3. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2018 IBC.
4. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2018 IBC.
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9. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2018 IBC.
10. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2018 IBC.

EQUIPMENT SCHEDULE			
ITEM	MANUFACTURER	DESCRIPTION	SIZE
1	101	101	101
2	102	102	102
3	103	103	103
4	104	104	104
5	105	105	105
6	106	106	106
7	107	107	107
8	108	108	108
9	109	109	109
10	110	110	110
11	111	111	111
12	112	112	112
13	113	113	113
14	114	114	114
15	115	115	115
16	116	116	116
17	117	117	117
18	118	118	118
19	119	119	119
20	120	120	120



Unit space (2,330 SF)

Exits

PROPOSED PARTIAL BASEMENT PLAN

LEGEND	
1	101
2	102
3	103
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5	105
6	106
7	107
8	108
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10	110
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14	114
15	115
16	116
17	117
18	118
19	119
20	120

ADD TO EXISTING PLAN

PROJECT

1000 SOUTH ST

1000 SOUTH ST

1000 SOUTH ST

DATE OF SUBMITTAL

DATE OF SUBMITTAL

DATE OF SUBMITTAL

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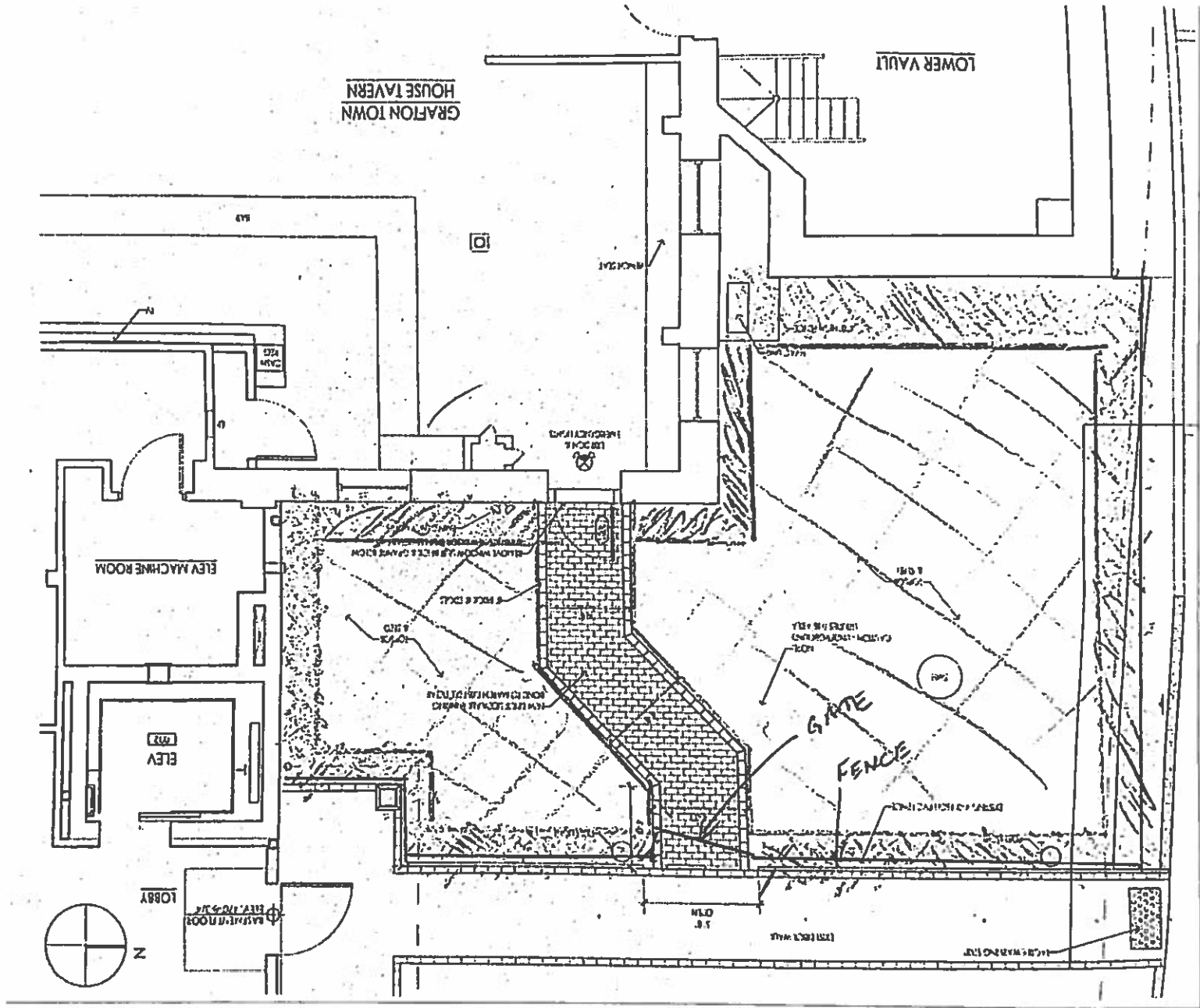
DATE OF SUBMITTAL

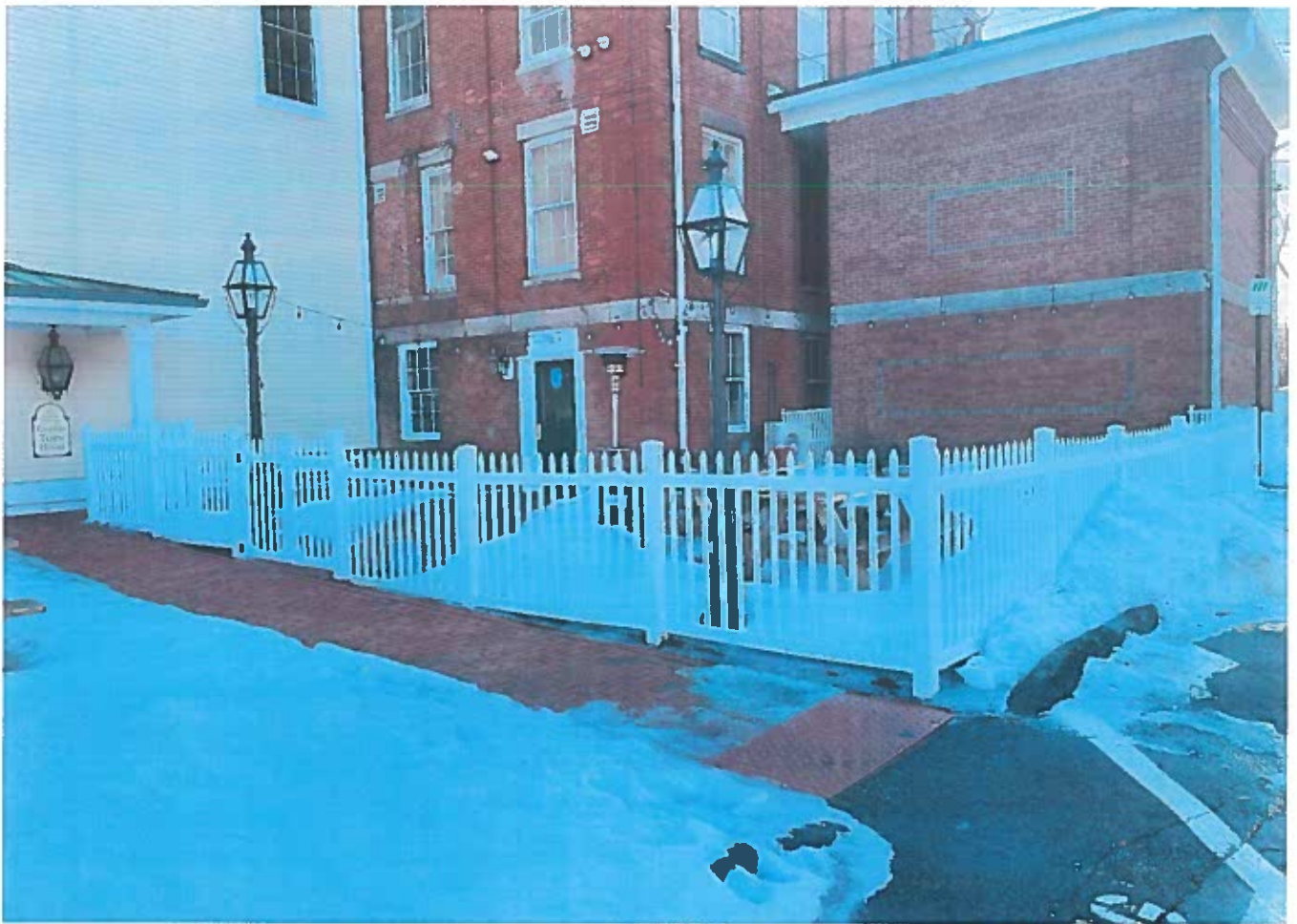
DATE OF SUBMITTAL

DATE OF SUBMITTAL

DATE OF SUBMITTAL

DATE OF SUBMITTAL







From: Sean Padgett seanspadgett@gmail.com
Subject:
Date: February 16, 2022 at 1:19 PM
To:



From: Beatz Dance Studio <clibbeybda@gmail.com>
Subject: Special permit for patio use
Date: February 14, 2022 at 9:36:51 PM EST
To: Sean Padgett <seanspadgett@gmail.com>

Hi Sean,

Many of our parents look forward to socializing in the tavern during and after classes. They very much enjoy the outdoor patio option and hope to see that available this spring and summer.

We haven't observed any issues with the tavern or the patio and have no objection to modifying the special permit so that the tavern can continue to use the patio behind the building.

We've enjoyed the camaraderie and mutual support of the businesses at One Grafton Common immensely and look first to continuing to better the services available within the building

Cindy

Cindy Libbey
Owner/Instructor
Beatz Dance Studio
www.BeatzDance.com
One Grafton Common | Suite 119
Grafton, MA

From: Alaina Calloway Bolton alaina.cb@appletreearts.org
Subject: special permit for patio use
Date: February 14, 2022 at 12:04 PM
To: Sean Padgett seanspadgett@gmail.com

AB

Hi Sean,

Many of our faculty, staff, and families frequent the patio and enjoy having it available to socialize after work, grab something to eat during lessons or after a performance, etc. We haven't observed any issues with the tavern or the patio and have no objection to modifying the special permit so that the tavern can continue to use the patio behind the building. I look forward to grabbing a drink there, myself, once the weather warms up a bit!

All the best,
Alaina



Alaina Calloway Bolton (she/her)
Executive Director
Apple Tree Arts



[508 839 4286](tel:5088394286)

alaina.cb@appletreearts.org

www.appletreearts.org

1 Grafton Cmn, Grafton, MA 01519

1 GRAFTON COMMON
MAP 74 LOT 72B


TAMMY KALINOWSKI, PRINCIPAL ASSESSOR

PARCEL ID	LOCATION	OWNER 1	OWNER 2	ADDRESS	CITY	ST	ZIP	BK	PG
065.0-0000-0044.0	8 SARTELL ROAD	RADOSTA MARK C TRUSTEE & HENRY ALEXIS D TRUSTEE	MARK C RADOSTA TRUST & ALEXIS D HENRY TRUST	17 OAK STREET	GRAFTON	MA	01519	63096	184
065.0-0000-0045.0	3 GILBERT COURT	OTEY BRADY P		308 CENTRAL STREET	HUDSON	MA	01749	48107	333
065.0-0000-0046.0	4 SARTELL ROAD	RONEY CHRISTOPHER M	RONEY TINA C	4 SARTELL ROAD	GRAFTON	MA	01519	20007	71
065.0-0000-0048.0	5 WORCESTER STREET	NEW ENGLAND TELEPHONE CO	VERIZON	C/O DUFF AND PHELPS	ADDISON	TX	75001	4569	11
065.0-0000-0049.0	7 WORCESTER STREET	OTEY BRADY P		4 BATTERY WARF # 4603	BOSTON	MA	02109	48107	329
065.0-0000-0099.0	10 WORCESTER STREET	REDDEN KENNETH O	REDDEN WANDA	10 WORCESTER STREET	GRAFTON	MA	01519	17862	106
065.0-0000-0100.0	8 WORCESTER STREET	BUSHEL LLC		26 CREEPER HILL ROAD	N GRAFTON	MA	01536	56736	180
065.0-0000-0101.0	6 WORCESTER STREET	FASH III, WILLIAM L	FASH, ROSA MIRIAN	6 WORCESTER STREET	GRAFTON	MA	01519	59564	364
065.0-0000-0102.0	4 WORCESTER STREET	OFF THE COMMONS ANTIQUES LLC		4 WORCESTER STREET	GRAFTON	MA	01519	56950	54
065.0-0000-0103.0	3 NORTH STREET	OTEY, BRADY P		4 BATTERY WARF #4603	BOSTON	MA	02109	60649	277
065.0-0000-0104.0	5 NORTH STREET	DICICCO, JOHN M	DICICCO, CLAIRE L	14 LODGE STREET	WORCESTER	MA	01604	59599	286
065.0-0000-0105.0	7 NORTH STREET	IRISH, TERRY R	IRISH, SHELLEY M	9 NORTH STREET	GRAFTON	MA	01519	61699	54
065.0-0000-0149.0	10 NORTH STREET	ANDERSON RICHARD O		51 OLD UPTON ROAD	GRAFTON	MA	01519	21737	280
065.0-0000-0150.0	8 NORTH STREET	MURADIAN DAVID K JR	MURADIAN JESSICA LYNN	8 NORTH STREET	GRAFTON	MA	01519	57723	287
074.0-0000-0064.0	2 SARTELL ROAD	BARNARD RICHARD	BARNARD MARY AC	2 SARTELL ROAD	GRAFTON	MA	01519	56384	221
074.0-0000-0065.0	4 OAK STREET	HAZZARD EDMUND	HAZZARD MARIAN BROWN	330 MARKET HILL RD	AMHERST	MA	01002	39370	49
074.0-0000-0066.0	2 OAK STREET	SMITH JUDY A		P O BOX 372	GRAFTON	MA	01519	7518	134
074.0-0000-0068.0	12 GRAFTON COMMON	COLBERT ELIZABETH M TRUSTEE	CEM REALTY TRUST	12 GRAFTON COMMON	GRAFTON	MA	01519	43560	379
074.0-0000-0069.0	10 GRAFTON COMMON	MCMANUS MICHAEL J		PO BOX 375	GRAFTON	MA	01519	38621	209
074.0-0000-0070.0	8 GRAFTON COMMON	GREEN BLOCK PROPERTIES LLC		P.O. BOX 165	GRAFTON	MA	01519	54554	152
074.0-0000-0071.0	3 WORCESTER STREET	GRAFTON TOWN OF	CENTER FIRE STATION	30 PROVIDENCE ROAD	GRAFTON	MA	01519	2782	301
074.0-0000-0072.B	1 GRAFTON COMMON	GRAFTON TOWN OF	C/O SEAN PADGETT	57 OLD UPTON ROAD	GRAFTON	MA	01519	1145	441
074.0-0000-0072.G	1 21-33 GRAFTON COMMON	GRAFTON TOWN OF	C/O APPLE TREE ARTS	1 GRAFTON COMMON	GRAFTON	MA	01519	1145	441
074.0-0000-0073.0	3 GRAFTON COMMON	UNITARIAN SOCIETY CHURCH		PO BOX 102	GRAFTON	MA	01519	293	65
074.0-0000-0074.0	1 NORTH STREET	RATNA TARA LLC		69 GRAY STREET	ARLINGTON	MA	02476	65191	61
074.0-0000-0075.0	6 NORTH STREET	OPAROWSKI PAUL J	OPAROWSKI SUZANNE M	6 NORTH STREET	GRAFTON	MA	01519	20964	111
074.0-0000-0076.0	4 NORTH STREET	PADGETT BROOK ALLEN & ISSA-PADGETT JOANNE	PADGETT SYDNEY THERESA	4 NORTH STREET	GRAFTON	MA	01519	60958	1
074.0-0000-0077.0	2 NORTH STREET	PADGETT BROOK ALLEN & ISSA-PADGETT JOANNE	PADGETT SYDNEY THERESA	4 NORTH STREET	GRAFTON	MA	01519	60958	1
074.0-0000-0079.0	21 GRAFTON COMMON	MAGILL JOHN H		P O BOX 565	GRAFTON	MA	01519	13080	1
074.0-0000-0080.0	25 GRAFTON COMMON	JJH INVESTMENTS INC		25 GRAFTON COMMON	GRAFTON	MA	01519	54667	59
074.0-0000-0080.A	19 UPTON STREET	JJH INVESTMENTS INC		25 CENTRAL SQUARE	GRAFTON	MA	01519	54667	59
074.0-0000-0088.0	8 UPTON ROAD	GRAFTON & UPTON RAILROAD		P.O. BOX 952	CARVER	MA	02330	1273	613
074.0-0000-0090.0	4 UPTON STREET	GRAFTON TOWN OF		30 PROVIDENCE ROAD	GRAFTON	MA	01519	47599	297
074.0-0000-0091.0	35 GRAFTON COMMON	GRAFTON TOWN OF	WHEELOCK LIBRARY	35 GRAFTON COMMON	GRAFTON	MA	01519	2428	425
074.0-0000-0123.0	3 MILLBURY STREET	GILGALLON MARY L	CAMPO YOLANDE B	3 MILLBURY STREET	GRAFTON	MA	01519	41614	195
074.0-0000-0124.0	28 GRAFTON COMMON	FOCHT BARBARA RUGO & FOCHT GLENN	28 GRAFTON COMMON REALTY TRUST	31 SIBLEY STREET	GRAFTON	MA	01519	47385	332
074.0-0000-0124.A	30 GRAFTON COMMON	CONGREGATIONAL CHURCH OF GRAFTON	UNITED CHURCH OF CHRIST	P O BOX 421	GRAFTON	MA	01519	8792	245
074.0-0000-0125.0	6 MILLBURY STREET	CORRIVEAU ARTHUR C	CORRIVEAU CLAIRE E	6 MILLBURY STREET	GRAFTON	MA	01519	4857	550