



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 SITE PLAN APPROVAL**

**SPA 2022-01**

Application No. \_\_\_\_\_

APPLICANT NAME: JAGATH SENASINGHE

STREET 25 SNOW RD CITY/TOWN NORTH GRAFTON

STATE MA ZIP 01536 TELEPHONE 978 340 5993

PROPERTY OWNER NAME: JAGATH SENASINGHE

STREET 25 SNOW RD CITY/TOWN NORTH GRAFTON

STATE MA ZIP 01536 TELEPHONE 978 340 5993

Deed recorded in the Worcester District Registry of Deeds Book 00093 Page 93

CONTACT PERSON'S NAME: JAGATH SENASINGHE

TELEPHONE 978 340 5993

**SITE INFORMATION:**

STREET AND NUMBER 25 SNOW RD

ZONING DISTRICT R2 ASSESSOR'S MAP 37 LOT #(S) 107

LOT SIZE 7.39 ACRES FRONTAGE 124

CURRENT USE SINGLE FAMILY

**PLAN INFORMATION:**

PLAN TITLE \_\_\_\_\_

PREPARED BY \_\_\_\_\_

DATE PREPARED \_\_\_\_\_ REVISION DATE \_\_\_\_\_

Describe proposed changes / additions: \_\_\_\_\_

**TO THE GRAFTON PLANNING BOARD:**

The undersigned, being the APPLICANT named above, hereby applies for approval of the above entitled SITE PLAN by the Planning Board and certifies that, to the best of APPLICANT'S knowledge and belief, the information contained herein is correct and complete and that said PLAN conforms with the requirements of the Zoning By-Law of the Town of Grafton.

Applicant's Signature  Date: 11/4/2022

Property Owner's Signature (if not Applicant) \_\_\_\_\_ Date: \_\_\_\_\_



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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: \_\_\_\_\_

JAGATH SENASINGHE  
 Petitioner Name  
25 SNOW RD  
 Petitioner Address  
NORTH GRAFTON, MA 01536  
 City, State, Zip  
978 340 5993  
 Phone

JAGATH SENASINGHE  
 Property Owner / Company Name  
25 SNOW RD, NORTH GRAFTON  
 Property Address  
Grafton, MA  
 City, State, Zip

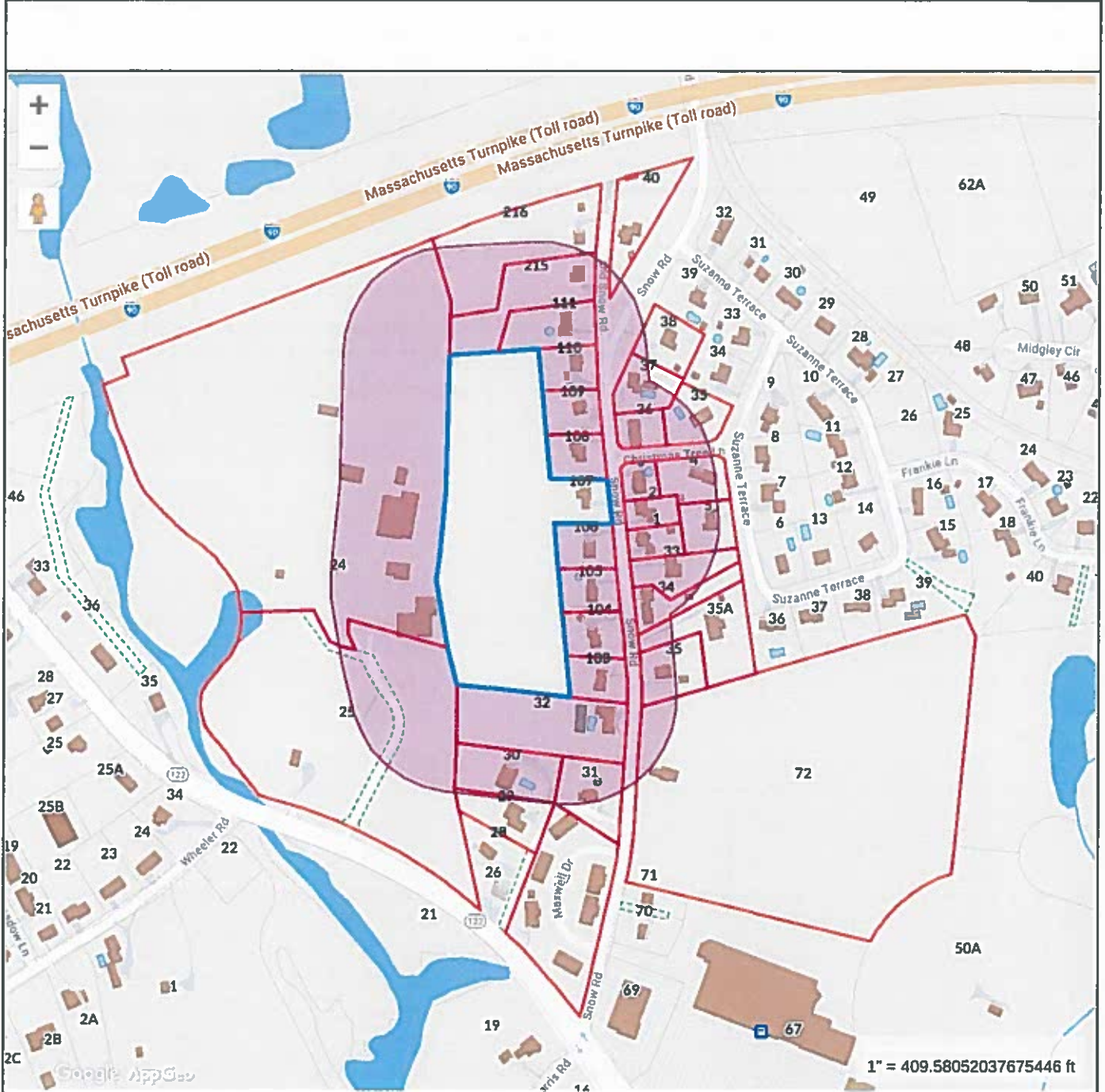
Date:	Current	Delinquent	N/A
Real Estate	✓		
Personal Property	✓		
Motor Vehicle Excise	✓		
Disposal			✗
General Billing			✓

Thomas Merolli  
 Treasurer / Collector Name (please print)


[Signature]  
 Treasurer / Collector Signature

10/31/22  
 Date

PARCEL ID	LOCATION	OWNER 1	OWNER 2	ADDRESS 1	ADDRESS 2	CITY	ST	ZIP	BK	PG
046.0-0000-0035.A	18 1/2 SNOW ROAD #1/2	SAN CLEMENTE, JOHNATHON		18 1/2 SNOW ROAD		N GRAFTON	MA	01536	66162	201
046.0-0000-0033.0	22 SNOW ROAD	FULLWOOD, SEAN	GOLD, KAREN	22 SNOW ROAD		N GRAFTON	MA	01536	64957	107
046.0-0000-0103.0	17 SNOW ROAD	CALABRESE, JOHN	CALABRESE, IRENE	17 SNOW ROAD		N GRAFTON	MA	01536	92	113
037.0-0000-0001.0	24 SNOW ROAD	LAMBERT, CHRISTIAN		24 SNOW ROAD		N GRAFTON	MA	01536	67440	328
037.0-0000-0035.0	3 CHRISTMAS TREE LANE	SWALEC ISABEL T		3 CHRISTMAS TREE LANE		N GRAFTON	MA	01536	55839	289
046.0-0000-0032.0	15 SNOW ROAD	BADRIKIAN ASADOR	ALEXANIAN LOCI	15 SNOW ROAD		N GRAFTON	MA	01536	55674	59
046.0-0000-0035.0	18 SNOW ROAD	JENNISON MATTHEW	JENNISON TRINITY	18 SNOW ROAD		N GRAFTON	MA	01536	52614	196
046.0-0000-0034.0	20 SNOW ROAD	JOHNSON RYAN M	JOHNSON KELLEY A	20 SNOW ROAD		N GRAFTON	MA	01536	52022	188
037.0-0000-0109.0	29 SNOW ROAD	MARTINS DANIEL A		33 GOODDALE STREET		W BOYLSTON	MA	01583	84	7
037.0-0000-0108.0	27 SNOW ROAD	BELLAROSA ROMAL B		27 SNOW ROAD		N GRAFTON	MA	01536	87	61
037.0-0000-0111.0	33 SNOW ROAD	IDE CYNTHIA L		P.O.BOX 331		N GRAFTON	MA	01536	85	188
037.0-0000-0005.0	27 SUZANNE TERRACE	LOCHER MARGARET	FILLERS MICHAEL A	27 SUZANNE TERRACE		N GRAFTON	MA	01536	45659	272
037.0-0000-0036.0	30 SNOW ROAD	BAVOSI JAMES		30 SNOW ROAD		N GRAFTON	MA	01536	42687	249
037.0-0000-0040.0	2 OLD SNOW ROAD	LINDBLAD DAVID J & MCGINNESS	DOROTHY H LINDBLAD IRREVOCABLE TR	2 OLD SNOW ROAD		N GRAFTON	MA	01536	38664	168
046.0-0000-0104.0	19 SNOW ROAD	ELLIS BRIAN D	ELLIS MONICA L	19 SNOW ROAD		N GRAFTON	MA	01536	78	131
037.0-0000-0038.0	34 SNOW ROAD	CHANDLER III RICHARD L	CHANDLER MELISSA L	34 SNOW ROAD		N GRAFTON	MA	01536	36725	211
037.0-0000-0002.0	26 SNOW ROAD	GRIFFIN WILLIAM P JR	FLYNN COLLEEN M	26 SNOW ROAD		N GRAFTON	MA	01536	26799	87
037.0-0000-0106.0	23 SNOW ROAD	RILEY HEATHER J	CHARBONNEAU TODD A	23 SNOW ROAD		N GRAFTON	MA	01536	76	121
037.0-0000-0037.0	32 SNOW ROAD	SCOVIL SIMONE M		32 SNOW ROAD		N GRAFTON	MA	01536	17221	347
037.0-0000-0216.0	3 OLD SNOW ROAD	CARLSON DAVID J		3 OLD SNOW ROAD		N GRAFTON	MA	01536	0	72
037.0-0000-0215.0	1 OLD SNOW ROAD	MULCAHY THOMAS F		1 OLD SNOW ROAD		N GRAFTON	MA	01536	71	0
046.0-0000-0025.0	118 WORCESTER STREET	T & T LEASING CORP	ATTN AGGREGATE INDUSTRIES NER INC	6211 ANN ARBOR ROAD		DUNDEE	MI	48131	63	185
046.0-0000-0105.0	21 SNOW ROAD	BONNER ROBERT B III	BONNER LORI A	21 SNOW ROAD		N GRAFTON	MA	01536	12543	63
046.0-0000-0024.0	116 WORCESTER STREET	T & T LEASING CORP	ATTN AGGREGATE INDUSTRIES NER INC	6211 ANN ARBOR ROAD		DUNDEE	MI	48131	62	82
037.0-0000-0110.0	31 SNOW ROAD	BEAUREGARD ROGER A	BEAUREGARD LUCIE R	31 SNOW ROAD		N GRAFTON	MA	01536	0	0
046.0-0000-0031.0	13 SNOW ROAD	LESZCZYNSKI THEODORE M	LESZCZYNSKI JOLANTA	13A SNOW ROAD		N GRAFTON	MA	01536	10072	323
046.0-0000-0029.0	106 WORCESTER STREET	GUSTAFSON ELIZABETH A	LESZCZYNSKI GREGORY	106 WORCESTER STREET		N GRAFTON	MA	01536	9103	174
046.0-0000-0030.0	13 SNOW ROAD REAR	GUSTAFSON ELIZABETH A	LESZCZYNSKI GREGORY	106 WORCESTER STREET		N GRAFTON	MA	01536	9103	174
037.0-0000-0003.0	28 SNOW ROAD	KEITH ROBERT J	KEITH GAIL M	28 SNOW ROAD		N GRAFTON	MA	01536	5384	176
037.0-0000-0004.0	2 CHRISTMAS TREE LANE	GARABEDIAN WAYNE V	GARABEDIAN CLAIRE J	2 CHRISTMAS TREE LANE		N GRAFTON	MA	01536	4926	513
046.0-0000-0072.0	14 SNOW ROAD	SJV INVESTMENTS LLC		118 TURNPIKE ROAD SUITE 200		SOUTHBOROUGH	MA	01772	67154	104
046.0-0000-0027.0	1 SNOW ROAD	GRAFTON HOUSING AUTHORITY	MAXWELL COURT	P O BOX 91		N GRAFTON	MA	01536	0	0
037.0-0000-0107.0	25 SNOW ROAD	SENASINGHE, JAGATH C	SENASINGHE, DINUSHA M	25 SNOW ROAD		N GRAFTON	MA	01536	93	93



Property Information	
Property ID	037.0-0000-0107.0
Location	25 SNOW ROAD
Owner	SENASINGHE, JAGATH C



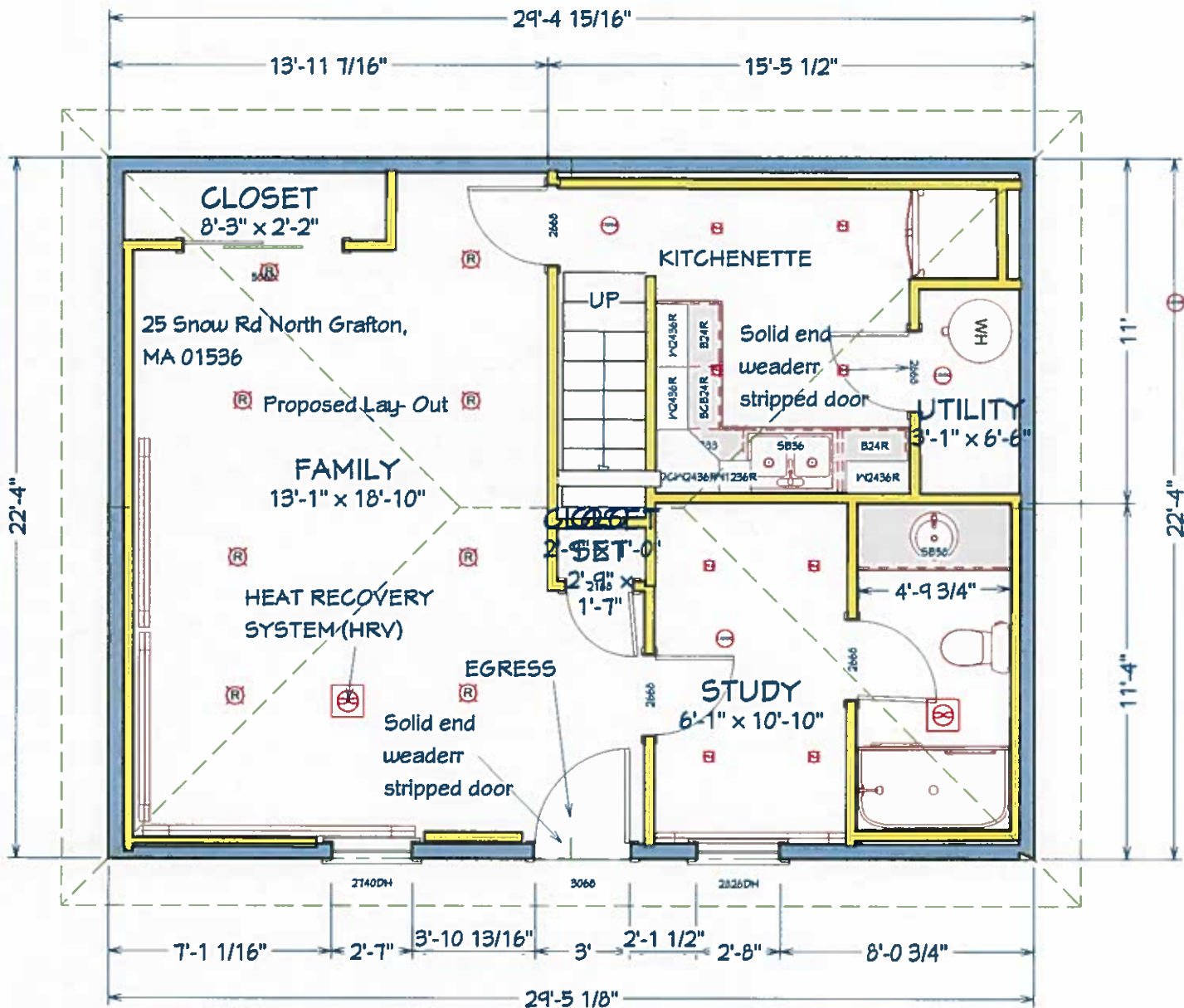
**MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT**

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.





**LIVING AREA**  
657 sq ft



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**PLANNING BOARD**

**WAIVER REQUEST FORM**

Please select the waivers you are requesting, followed by a brief explanation as to why the waiver is needed:

Site Plan Requirements (Section 1.3.3.3.d.)

A Site Plan prepared by a professional architect or registered professional engineer, at a scale of one inch equals forty feet (1" = 40'), or at such other scale as may be necessary to show all detail clearly and accurately. Sheet sizes shall not exceed twenty-four inches by thirty-six inches (24" x 36"), and shall not be less than eleven inches by seventeen inches (11" x 17"). If multiple sheets are used they shall be accompanied by an index sheet showing the entire parcel at an appropriate scale.

[Click here to enter text.](#)

(1.) Name and address of the person(s) submitting the application;

[Click here to enter text.](#)

(2.) Name and address of the owner(s) of the subject property(ies), if different;

[Click here to enter text.](#)

(3.) Present use(s) of the land and description and use(s) of existing building(s) thereon, if any;

[Click here to enter text.](#)

(4.) Proposed use(s) of the land;

[Click here to enter text.](#)

(5.) Proposed use(s) of existing buildings, if any;

[Click here to enter text.](#)

(6.) Description and proposed use(s) of the proposed building(s), if any;

[Click here to enter text.](#)

(7.) Zoning District(s) in which the parcel is located, including floodplain, if applicable;

[Click here to enter text.](#)

(8.) Locus Map (scale of 1"=1,000') and north arrow;

[Click here to enter text.](#)

(9.) Title Block containing: name of the project; applicant; property owner; property address and Assessor's Map/Lot number; date (with revisions); name, address and phone number, and the signature and seal of the professional architect or engineer preparing the plan;

[Click here to enter text.](#)

(10.) Wetlands, Ponds, Streams, or other water bodies, including all applicable buffer zones;

[Click here to enter text.](#)

(11.) Ownership of all abutting land and approximate location of buildings, driveways, and parking areas thereon within a maximum distance of two hundred feet (200') of the property lines;

[Click here to enter text.](#)

(12.) Existing and proposed topography at two-foot (2') elevation intervals;

[Click here to enter text.](#)

(13.) All property lines of the subject property, and all setbacks of buildings and parking areas from said lines, and existing and proposed easements, if any;

[Click here to enter text.](#)

(14.) Extent and type of all existing and proposed surfaces (pervious and impervious) on the property, including specific materials;

[Click here to enter text.](#)

(15.) Lot coverage calculations showing percentage of buildings, percentage of pavement, and percentage of open space/ landscaped areas;

[Click here to enter text.](#)

(16.) Parking calculations for proposed use(s), including all existing use(s) that will continue to exist on the property, if applicable;

[Click here to enter text.](#)

(17.) Calculations of the volume of earth material to be removed or filled on the property, and delineation of the location(s) of such activity;

[Click here to enter text.](#)

(18.) Driveways and driveway openings/entrances;

[Click here to enter text.](#)

(19.) Parking and loading spaces;

[Click here to enter text.](#)

(20.) Service areas and all facilities for screening;

[Click here to enter text.](#)

(21.) Landscaping;

[Click here to enter text.](#)

(22.) Lighting;

[Click here to enter text.](#)

(23.) Proposed signs (business, traffic, etc.);

[Click here to enter text.](#)

(24.) Sewage, refuse and other waste disposal;

[Click here to enter text.](#)

(25.) Stormwater management facilities (drainage);

[Click here to enter text.](#)

(26.) All structures and buildings associated with the proposed and existing use(s) on the property;

[Click here to enter text.](#)

(27.) Exterior storage areas and fences;

[Click here to enter text.](#)

(28.) Utilities and their exterior appurtenances (e.g., fire connections);

[Click here to enter text.](#)

(29.) Provisions for dust and erosion control;

[Click here to enter text.](#)

(30.) Any existing vegetation;

[Click here to enter text.](#)

Stormwater Management Hydrological Study (Section 1.3.3.3.e.)

A stormwater management hydrological study prepared in accordance with the *Rules and Regulations Governing the Subdivision of Land: Grafton, Massachusetts* (Sections 3.3.3.19 and 4.7.8).

[Click here to enter text.](#)

**Earthwork Calculations (Section 1.3.3.3f.)**

A report, if applicable, showing calculations of the volume of earth material to be removed from or delivered to the site, including a description of such removal or fill activity. Depending upon the volume of material to be removed or filled, the Planning Board may require the Applicant to submit additional information (if not submitted in the report) regarding, but not limited to, the following: the hours of fill/removal activity; proposed route(s) of transporting materials to and from the site; and measures for dust and erosion control (both on- and off-site) for the proposed activity.

[Click here to enter text.](#)

**Written statements from the following:**

[Click here to enter text.](#)

(1.) The engineer and/or architect preparing the plans indicating that the building(s) and site have been designed to comply with the performance standards set forth in Section 4.2 of the Zoning By-Law.

[Click here to enter text.](#)

(2.) The applicant(s) and owner(s) of the property indicating that the building(s) and site will be maintained, and the activities on the site will be conducted in accordance with the performance standards set forth in Section 4.1 of the Zoning By-Law.

[Click here to enter text.](#)

**Traffic Study (Section 8.2)**

A traffic study shall be submitted with each application for a subdivision of greater than 20 units, special permit or special permit with site plan review, or where required by the Planning Board, unless otherwise waived by a four-fifths (4/5) vote of the SPGA.

[Click here to enter text.](#)