

GRANVILLE ZONING BOARD OF APPEALS  
707 Main Road PO Box 247  
Granville MA 01034

Town of Granville  
Town Clerk

MAY 2 2024

Received

APPLICATION FOR SPECIAL PERMIT/VARIANCE

Date: 5/12/24

Fee: \$100.00

Name and Address: 154 Silver St  
Granville, ma 01034  
Mark + Deana McPherson

Application is hereby made for a permit/variance from the requirements of the Zoning Bylaws, so as to permit: (Cite section of Bylaws and explain fully, include)

4.2 accessory apartment - requesting to add  
on to existing house for in-law apartment

Location: 154 Silver St  
Map/Block/Lot 18-27-0 Registry of Deeds Book/Page 17311/480

Abutters: (Names and addresses, or attached)

<u>Neal + Kathleen Colburn</u> <u>1416 Silver St</u>	<u>Brian + Jennifer Durfey</u> <u>131 Cross Rd</u>	<u>David + Donna Franklin</u> <u>PO Box 284</u>
<u>Judith D Zering</u> <u>158 Silver St</u>	<u>Donald + Robyn Cronan</u> <u>87 Cross Rd</u>	
<u>Daniel Gzimalowski</u> <u>164 Silver St</u> <u>PO Box 12</u>	<u>Raymond + Jane Provencier</u> <u>47 Cross Rd</u>	
<u>Patrick + Colleen Sullivan</u> <u>176 Silver St</u>		

Additional abutters attached

Kelsey Chamberlain  
Signature of Owner or Authorized Agent

Note: Should the decision rendered by the ZBA be contested or appealed, all legal costs in defense of the ZBA's decision would be borne by the petitioner.

4/30/2024

I, Mark McPherson, (property owner of 154 Silver Street Granville, MA) authorize Kurt Neligon, Rosemary Neligon, Kent Chamberlain, and Kelsey Chamberlain. (potential Buyers) To go through the application process of adding an in-law suite to the existing structure on 154 Silver Street. I can be reached at 413-330-0413 with any questions or concerns.

Thank you  
Mark E McPherson 4/30/24  
Mark E McPherson



# 300 feet Abutters List Report

Granville, MA  
May 02, 2024

## Subject Property:

Parcel Number: 018-027-0  
CAMA Number: 018-027-0  
Property Address: 154 SILVER ST

Mailing Address: MCPHERSON MARK E MCPHERSON  
DEANA L  
154 SILVER ST  
GRANVILLE, MA 01034

## Abutters:

Parcel Number: 018-022-0  
CAMA Number: 018-022-0  
Property Address: 0 CROSS RD

Mailing Address: WOODGER RICHARD C WOODGER  
DOUGLAS C  
355 GRANBY RD  
GRANVILLE, MA 01034

Parcel Number: 018-022-2  
CAMA Number: 018-022-2  
Property Address: 103 CROSS RD

Mailing Address: PINNEY GLEN W PINNEY AMY  
103 CROSS RD  
GRANVILLE, MA 01034

Parcel Number: 018-022-3  
CAMA Number: 018-022-3  
Property Address: 95 CROSS RD

Mailing Address: DURFEY BRIAN J DURFEY JENNIFER M  
131 CROSS RD  
GRANVILLE, MA 01034

Parcel Number: 018-026-0  
CAMA Number: 018-026-0  
Property Address: 87 CROSS RD

Mailing Address: CRONAN DONALD B CRONAN ROBYN T  
87 CROSS RD  
GRANVILLE, MA 01034

Parcel Number: 018-028-0  
CAMA Number: 018-028-0  
Property Address: 47 CROSS RD

Mailing Address: PROVENCHER RAYMOND L JR  
PROVENCHER JANE H  
47 CROSS RD  
GRANVILLE, MA 01034

Parcel Number: 018-029-0  
CAMA Number: 018-029-0  
Property Address: 39 CROSS RD

Mailing Address: GRIFFIN GENE GRIFFIN ROLITA  
39 CROSS RD  
GRANVILLE, MA 01034

Parcel Number: 018-030-0  
CAMA Number: 018-030-0  
Property Address: 23 CROSS RD

Mailing Address: FRANKLIN DANIEL E BLAKE-FRANKLIN  
BRITTANY A  
23 CROSS RD  
GRANVILLE, MA 01034

Parcel Number: 018-031-0  
CAMA Number: 018-031-0  
Property Address: 0 CROSS RD

Mailing Address: FRANKLIN DAVID N FRANKLIN DONNA  
MARIE  
PO BOX 284  
GRANVILLE, MA 01034

Parcel Number: 018-032-0  
CAMA Number: 018-032-0  
Property Address: 15 CROSS RD

Mailing Address: FRANKLIN DAVID N FRANKLIN DONNA  
MARIE  
PO BOX 284  
GRANVILLE, MA 01034-0284

Parcel Number: 018-033-0  
CAMA Number: 018-033-0  
Property Address: 9 CROSS RD

Mailing Address: AULSTON DARIN AULSTON REBECCA  
9 CROSS RD  
GRANVILLE, MA 01034



www.cai-tech.com

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# 300 feet Abutters List Report

Granville, MA  
May 02, 2024

Parcel Number: 018-035-0  
CAMA Number: 018-035-0  
Property Address: 134 SILVER ST

Mailing Address: PAGE DAVID N PAGE CAROLYNN J  
134 SILVER ST  
GRANVILLE, MA 01034

Parcel Number: 018-036-0  
CAMA Number: 018-036-0  
Property Address: 146 SILVER ST

Mailing Address: COLBURN NEAL D COLBURN  
KATHLEEN E  
146 SILVER ST  
GRANVILLE, MA 01034

Parcel Number: 018-037-0  
CAMA Number: 018-037-0  
Property Address: 158 SILVER ST

Mailing Address: ZERING JUDITH D  
158 SILVER ST  
GRANVILLE, MA 01034

Parcel Number: 018-038-0  
CAMA Number: 018-038-0  
Property Address: 165 SILVER ST

Mailing Address: BEAUDOIN ROBERT P  
165 SILVER ST  
GRANVILLE, MA 01034

Parcel Number: 018-039-0  
CAMA Number: 018-039-0  
Property Address: 153 SILVER ST

Mailing Address: HANSEN KARL Y HANSEN DONALD H  
153 SILVER ST  
GRANVILLE, MA 01034

Parcel Number: 018-040-0  
CAMA Number: 018-040-0  
Property Address: 145 SILVER ST

Mailing Address: HANSEN KRESTON II HANSEN  
DEBORAH A  
145 SILVER ST  
GRANVILLE, MA 01034

Parcel Number: 018-082-0  
CAMA Number: 018-082-0  
Property Address: 0 CROSS RD

Mailing Address: HIERS WARNER C SR JT TNTS MICUCCI  
ALISON HIERS  
120 GRANBY RD  
GRANVILLE, MA 01034

Parcel Number: 018-083-0  
CAMA Number: 018-083-0  
Property Address: 62 CROSS RD

Mailing Address: YEAKLEY JOHN P SR YEAKLEY DONNA  
C  
272 SILVER ST  
GRANVILLE, MA 01034

Parcel Number: 018-084-0  
CAMA Number: 018-084-0  
Property Address: 82 CROSS RD

Mailing Address: VIEIRA-WHITMAN REGINA C  
82 CROSS RD  
GRANVILLE, MA 01034

Parcel Number: 022-005-0  
CAMA Number: 022-005-0  
Property Address: 164 SILVER ST

Mailing Address: GZIMALOWSKI DANIEL C GZIMALOWSKI  
ROBERT G/LIFE EST  
PO BOX 12  
GRANVILLE, MA 01034-0012

Parcel Number: 022-006-0  
CAMA Number: 022-006-0  
Property Address: 176 SILVER ST

Mailing Address: SULLIVAN PATRICK SULLIVAN  
COLLEEN K  
176 SILVER ST  
GRANVILLE, MA 01034



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# 154 Silver St. 18-27-0 Abutters 300'

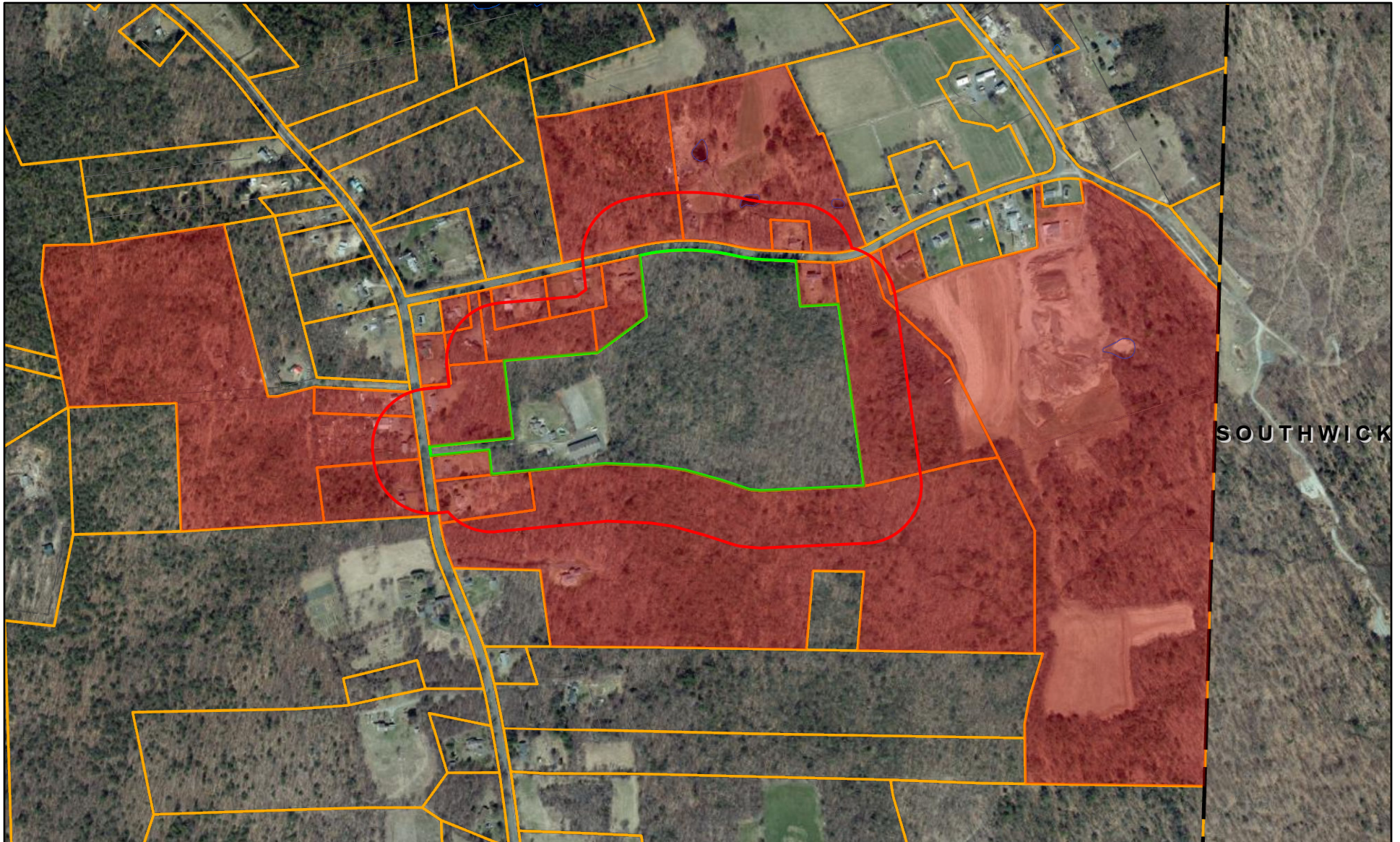
Town of Granville, MA

1 inch = 725 Feet



May 2, 2024

[www.cai-tech.com](http://www.cai-tech.com)



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



# 154 Silver St. 18-27-0

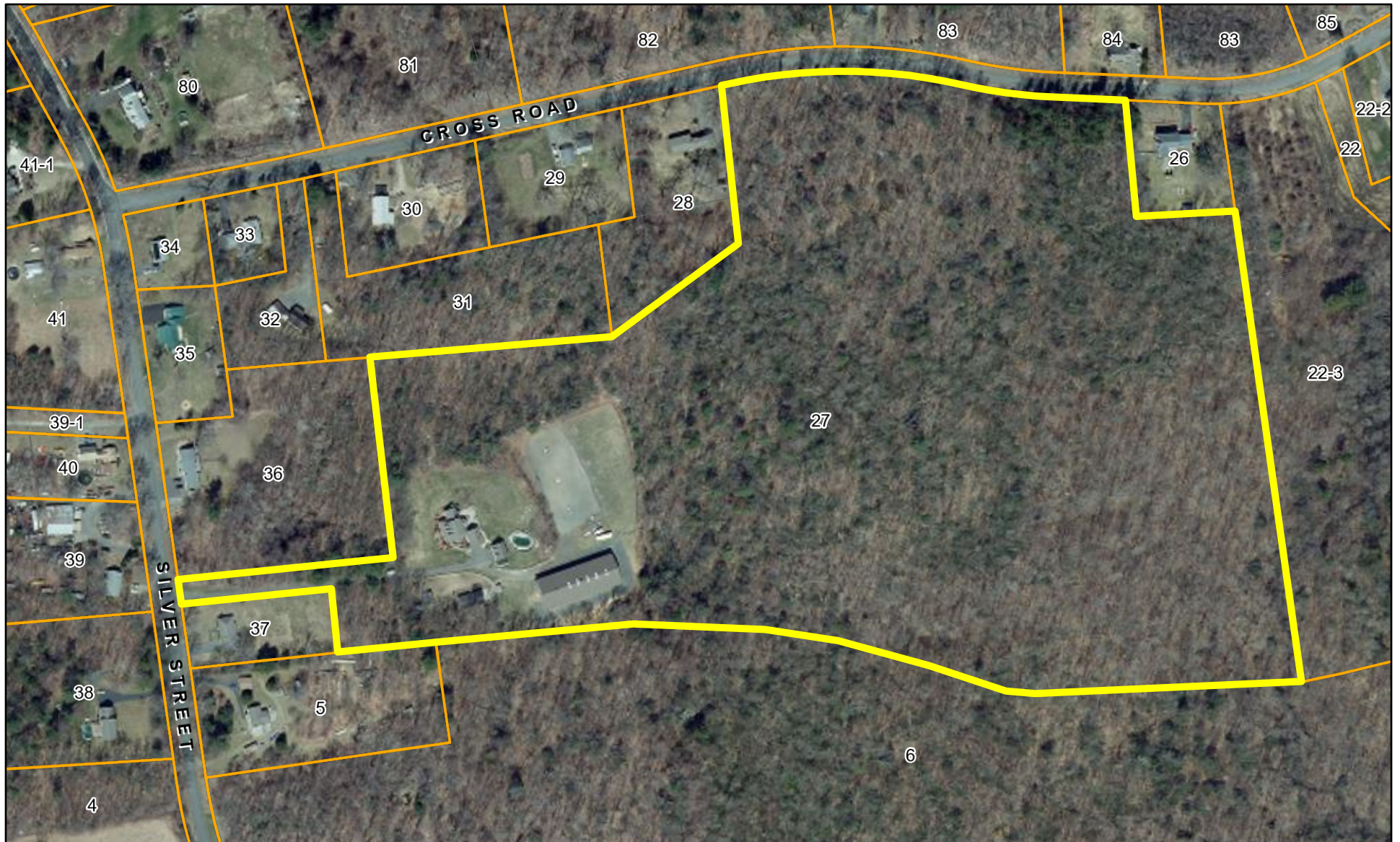
Town of Granville, MA

1 inch = 280 Feet



May 2, 2024

www.cai-tech.com



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Key: 491

Town of GRANVILLE - Fiscal Year 2024

11/28/2023 6:49 pm SEQ #: 490

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
MCPHERSON MARK E MCPHERSON DEANA L 154 SILVER ST GRANVILLE, MA 01034				18-27-0				154 SILVER ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCPHERSON MARK E				05/23/2008	QS	585,000	17311-480				
KING KEVIN J				09/17/2004	P	85,000	14493-68				
EST ETTORE PASSERINI				06/03/1968	XX		3350-69				

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
2014-33	09/14/2014	8	Cyc. Reinsp.		08/05/2019	WJB	100 100
2012-59	10/15/2012	1	New Construc		04/10/2015	RJM	100 100
2009-29	09/13/2009	2	Additions	55,000			100 100
2009-28	09/13/2009	4	Outbuildings	7,000	08/19/2011		100 100
		4	Outbuildings	15,000	08/19/2011		100 100

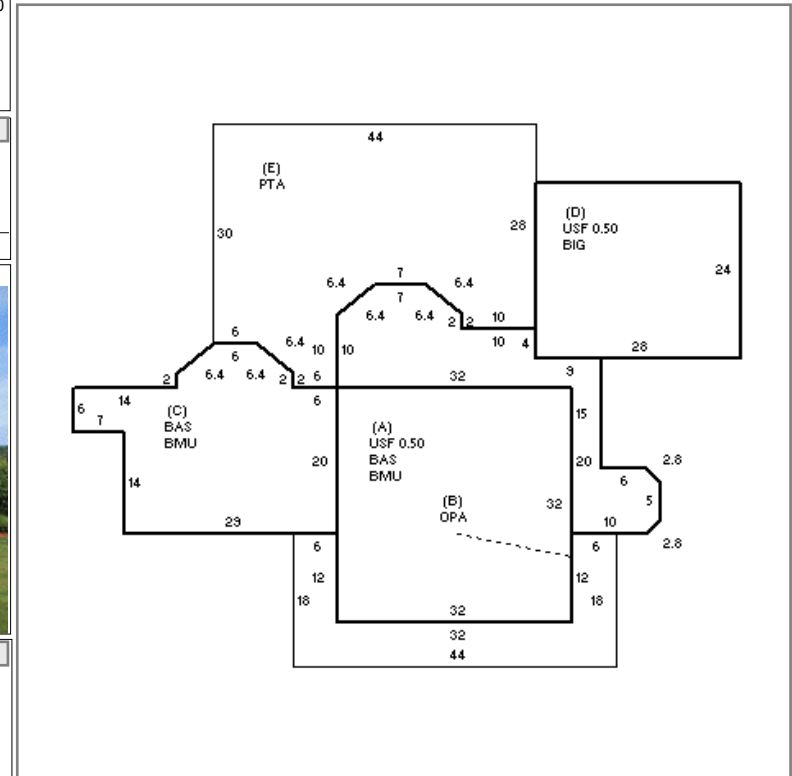
LAND

CD	T	AC/SF/UN	Nbhd	infl1	infl2	ADJ BASE	SAF	Inf13	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	43,560 A	1.00 A	1.00 A	1.00	69,300	1.00 A	1.00 RG	1.10			69,300
300	A	36,200 A	1.00 A	25 0.75 A	1.00	4,725	0.37 A	1.00 TWP	1.00			62,940

TOTAL	37.200 Acres	ZONING	FRNT	410	ASSESSED	CURRENT	PREVIOUS
Nbhd	ALL	N O T E	ADJ=WET		LAND	132,200	119,700
infl1	AVG		LAND	518,900	458,800		
infl2	AVG		DETACHED	297,600	288,500		
			OTHER	0	0		
			TOTAL	948,700	867,000		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
FBN	G	1.20 10 0.90	12X48	2010	576	27.96	14,500
IPV	A	1.00 10 0.90	16X30	2008	480	27.83	12,000
STB	G	1.20 10 0.90	12X24	2010	288	37.70	9,800
HTB	A	1.00 30 0.70			1	4,300.50	3,000
GFU	G	1.20 10 0.90	24 X30	2014	720	50.06	32,400
RID	E	1.80 10 0.90	60 X120	2014	7,200	23.16	150,100
STB	E	1.80 10 0.90	36 X60	2014	2,160	38.98	75,800



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/5/2019	WJB
MODEL	1		RESIDENTIAL	LIST	8/5/2019	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	12/4/2019	WJB
QUALITY	G	1.15	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

INDING

YEAR BLT	2005	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	617,748
NET AREA	3,052	DETAIL ADJ	1.133	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	2,204		28.54	62,898		
\$NLA(RCN)	\$202	OVERALL	1.000	EXT. COVER	4	VINYL	1.00	+	BAS	L	BASE AREA	2,204	2005	155.55	342,840		
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	848	2005	155.55	131,910		
				ROOF COVER	1	ASPH/CMP SHIN	1.00	B	OPA	N	OPEN PORCH	408		38.29	15,624		
				FLOOR COVER	1	HARDWOOD	1.00	D	BIG	N	BUILT-IN GARAGE	672		55.12	37,038		
				INT. FINISH	2	DRYWALL	1.00	E	PTA	N	PATIO/STOOP	1,230		10.58	13,013		
				HEATING/COOL	9	WARM/COOL AIR	1.03		F21	O	FPL 2S 1OP	1		6,085.80	6,086		
				FUEL SOURCE	1	OIL	1.00										
																CONDITION ELEM	CD
																EXTERIOR	A
																INTERIOR	A
																KITCHEN	A
																BATHS	A
																HEAT	A
																ELECT	A
																EFF.YR/AGE	2005 / 17
																COND	16 16 %
																FUNC	0
																ECON	0
																DEPR	16 % GD 84
																RCNLD	\$518,900





## TOWN OF GRANVILLE

707 Main Road  
P.O. Box 247  
Granville, MA 01034  
(413) 357-8585 (phone)  
(413) 357-6002 (fax)  
Zoning Board of Appeals

**Town of Granville, MA  
Zoning Board of Appeals  
NOTICE OF PUBLIC HEARING**

**Please take notice:**

That an application has been made by **Kelsey Chamberlain on behalf of Mark McPherson** for a Special Permit under the Granville Zoning Bylaws Section 4.2 so to allow construction of an accessory apartment at **154 Silver Street**, also known on **Assessor's Map 18 as Parcel 27-0**. Notice is sent to the applicant and to owners of abutting property affected by the application.

A hearing upon this application will be held on **Wednesday, May 22, 2024 at 6:00pm in the Granville Town Hall, 707 Main Road, Granville, MA** at which time you may appear either in person, in writing, or by agent or by attorney and present any reasons which you may have to granting or denying this petition. You are requested to prepare your case in detail and present all evidence relating to this petition at the time of the scheduled hearing.

Respectfully Submitted,  
Tony Novak  
Chair  
Granville Zoning Board of Appeals

**DRAFT**

## MEETING NOTICE

Granville Zoning Board of Appeals Meeting  
Granville Town Hall 707 Main Rd. Granville, MA

Wednesday, May 22, 2024 6:00pm

### Agenda

1. Attendance
2. New Business
  - a. Public Hearings
    - i. **6:00 pm** Application 2024-02. Special Permit under the Granville Zoning Bylaws Section 4.2 requested by Kelsey Chamberlain to allow construction of an accessory apartment the residence of Mark McPherson, 154 Silver Street, (known on Assessor's Map 18 as Parcel 27-0).
  - b. Action Items
    - i. Discussion and action, if applicable, on Application 2024-02: 154 Silver Street.
3. Old Business
4. Any other business
5. Motion to adjourn.

**Note:** The listing of items is those reasonably anticipated by the Chair to be discussed at the meeting.

Not all items listed may in fact be discussed and other items not listed may be brought up for discussion to the extent permitted by law.

GRANVILLE ZONING BOARD OF APPEALS  
707 Main Road PO Box 247  
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**How to apply for a Zoning Board of Appeals  
Variance of Special Permit**

- I. Fill in the APPLICATION FOR SPECIAL PERMIT/VARIANCE completely. Abutters and their mailing addresses are found in the Assessor's records. You can visit the Assessors page on the town website: [www.townofgranville.net](http://www.townofgranville.net) or call the Town Hall at 413-357-8585 to make arrangements to view the records.
  - \*An abutter is an owner of land directly opposite on any public or private street or way, and within **300 feet** of the property line of the petitioner.
- II. File the original *Application* with the Granville Town Clerk. The Town Clerk note the date and time of the filing and certify. You then need to have the Town Clerk give you a certified copy of the original *Application*, which the Town Clerk has date and time stamped. The Town Clerk will then file the original copy of the *Application* in her files. You need to mail or hand deliver the copy to the Secretary of the Zoning Board of Appeals. The name and address of the current Secretary can be obtained at the Town Hall. This should be done on the same day as the filing with the Town Clerk. The Town Administrator may act as intermediary between the petitioner and the ZBA.
- III. Once the ZBA has the *Application*, it will set up a hearing. The hearing is generally scheduled within 3 weeks. The hearing notice must be published in a newspaper of general circulation once a week for two weeks before the meeting date. You will be billed for the cost of the newspaper publication. The ZBA will also notify each of the abutters and other parties of interest about the hearing. The hearing notice will also be posted in the Town Hall and the Post Office. Your \$100.00 fee will cover the cost of the abutters letters and administrative costs.
- IV. The hearing is then held. Hearings are often on Wednesday evenings around 7 or 7:30. You should attend the meeting or send a representative with all the information you will need to present your case. Attached is a sheet with information on what is required for a variance. At the conclusion of the hearing/meeting the ZBA will either make a decision or take it under advisement.
- V. Once a decision has been made the petitioner as well as the abutters and parties of interest will be mailed a Notice of Decision. The Notice of Decision will be filed with the Town Clerk along with the meeting minutes and other necessary documents. The ZBA has 14 days to file with the Town Clerk. There is a 20-day appeal period after the filing before the Variance/Special Permit takes place.

If you have any questions please contact a member of the Granville ZBA. Names and phone numbers of current board members can be obtained at the Town Hall.

GRANVILLE ZONING BOARD OF APPEALS  
707 Main Road PO Box 247  
Granville MA 01034

The following is taken from Mass General Law 40A, Section 10 paragraph 1.  
It should be used when preparing your presentation to the ZBA.

*\* The permit granting authority shall have the power after public hearing for which notice has been given, ...to grant upon appeal or upon petition with respect to particular land or structures a variance from the terms of the applicable zoning ordinance or by-law where such permit granting authority specifically finds that owing to circumstances relating to soil conditions, shape, or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located, a literal enforcement of the provision of the ordinance or by-law would involve substantial hardship, financial or otherwise, to the petitioner or appellant, and that desirable relief may be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purpose of such ordinance or by-law.*

Please bring a copy of the proposed addition as well as a survey of the line area in question. We do not need a survey of the entire property, only the line(s) in question and/or those that are non-conforming to the by-laws.

If you have any questions please contact the Town Hall for the name and phone number of a zoning board member who can assist you.

Thank you.

Sincerely,

Granville Zoning Board of Appeals