

Zoning District: Agricultural/Residential
Proposed Use: Religious use is a permitted use once a Planning Board
Site Plan approval is granted.

A special permit to widen the pre-existing, non-conforming common driveway is requested from the Zoning Board of Appeals. Please note that the existing common driveway is pre-existing because it was created prior to the adoption of Grafton zoning bylaws. Also note that its width is currently less narrow than that which is now required for a common driveway. This widening will result in pavement within 5' of the property lines. Note that this is the only way to access multiple properties.

A Conservation Waiver will also be required from the Grafton wetlands protection bylaws to widen the pre-existing common driveway.:
1) 5.C.5.a Therefore, alteration and disturbance is prohibited within the first twenty-five (25) feet (measured horizontally outward from the water/wetland resource boundary) of the following resource areas as set out in the Bylaw: "within 100 feet of any freshwater wetland, vegetative wetland."

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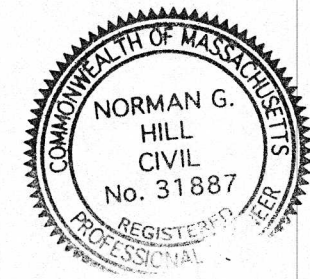
General Utility Notes

1. No site work is proposed at this time and by this plan. This site plan is preliminary. A site plan is to follow this plan with a storm water management design, grading and utility design, septic design, and a sediment and erosion control design.
3. All underground utility locations shown are based on field evidence and records provided to Land Planning, Inc.. These locations should be considered approximate. Other utilities may exist which are not evident or for which record information was not found. The contractor must contact all utility companies and "Dig Safe" before excavation begins. We assume no responsibility for damages incurred as a result of utilities omitted or inaccurately shown.

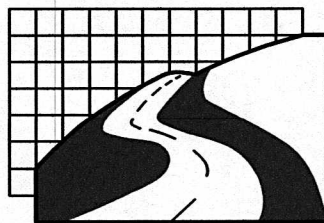
Purpose Statement:
The purpose of this preliminary site plan is to ask the Zoning Board of Appeals for a special permit to widen the pre-existing-common driveway to 24' wide as shown. Currently the driveway is 12' wide and 10% slope. This widening fits within the 28' wide strip of land. Ultimately, the client hopes to improve parking and building facilities of the existing religious meditation center on the property. Note that this project will still require site plan approval, still be subject to storm water management, and still require conservation notice of intent approval which will be subsequently filed if a special permit is approved to widen the common driveway to 24'

Legend

- property line
- wetland
- bufferzone
- stonewall
- pavement
- gravel
- sediment barrier
- contour - existing
- contour - proposed
- tree line - existing
- tree line - proposed
- centerline proposed
- new development proposed



Norman G. Hill, Inc. DATE: 4-2-24
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**Preliminary
Site Plan
for
Pre-Existing
Common Driveway
Widening**
Located at
**162 Old Upton
Road
Grafton, MA**

owned by
**Boston Buddhist
Vihara**
162 Old Upton Road
Grafton MA, 01519

Scale: 1"=20'
Date: Apr. 2, 2024
Job No. G23011
Sheet No. 2 of 2