

RECEIVED  
TOWN CLERK

13 SEP 26 AM 7:44

MILLBURY, MASS.

Millbury Board of Appeals

MINUTES

DATE: April 24, 2013

TIME: 7:00 p.m.

Present: Chairman R.Valentino, H. Proodian, P. Nigosian, G. Hand, R. Simmarano

Petition for Jennifer Dufresne

25 Upton St., Map 16, Lot 47, for Variance

Having complied with the provisions of Chapter 40A of the General Laws of the Commonwealth of Massachusetts, relative to advertising and notifying abutters, the Meeting was declared open by Chairman Richard Valentino.

J. Dufresne – Represent owner. The lot has the s.f. needed, but lacks in frontage. It is very similar to the other properties in the neighborhood. When we purchased it, it was five lots, and when the zoning changed, it became one lot. The paper road does not exist, but if it did, she would have enough frontage. We are asking for the 60' of frontage to be approved. All the other requirements are met. The other lot has 100'.

Owner , Karen McFadden– Since it is a paper street, I think I own half of it, so that would be my other 20'.

R. Valentino – It could happen, but I do not think so. This is a 30'x60' single-family. Will you live there?

Owner – The land will be sold so that someone else can build on it.

R. Valentino In granting this, you can stipulate that it is going to be a single-family home so that it does not end up a two-family home.

J. Dufresne – I think it is fair to say that.

R. Simmarano – The house that is there now, will that still be all one property?

Jennifer Dufresne

Jennifer Dufresne

4/24/13 Pg. 2

J. Dufresne – We would sell the land separately. It would be two separate owners.

G. Hand – You put the line in?

J. Dufresne – We had it surveyed. They used the requirements for Millbury. We have town sewer and we would have two separate units with two separate connections.

R. Valentino – The only thing that I can see was the way the property is, it is very low. I imagine that if they put a house there, they would have to come up with something to stop the water from going where it should not go.

Owner – The town put the catch basins in for me. Now the water does not sit there anymore, and my neighbors banked it for me.

G. Hand – Does the Town own the paper street?

Owner – The town owns the paper street, but the town told me that I was responsible for it. I have lived there since 1989.

A Josefowski – 23 Upton St. – I am just trying to get information to what is being proposed. The street is very crowded, and there is no room for parking.

J. Dufresne – The only variance is for frontage. It is off-street parking on the plan. The house will be where the grass is now.

Abutter – Do you have a house plan?

J. Dufresne – They have to approve it first. She can sell this as a buildable lot. It is 12'5".

R. Valentino – If this is granted, it will be for 40'. You cannot use a paper street for frontage.

A motion was made by P. Nigosian to grant the Variance for 25 Upton Street, Map 16, Lot 47, for lack of frontage of 40' for a 30'x60' single family home only, with approval from the Planning Board. The motion was seconded by H. Proodian, and the Board voted unanimously in favor of this motion.

Richard P. Nigosian  
H. Proodian  
Paul Duffay