

Town of Millbury Board of Appeals

Paul Nigosian, Chairman
Ken Perro, Vice Chairman
Robert Simmarano, Clerk
Harold Proodian
Daniel Mezynski
Anna Lewandowski, Alternate member



MUNICIPAL OFFICE BUILDING
127 ELM STREET
MILLBURY, MA 01527

RECEIVED
TOWN CLERK
2018 JUN 30 PM 3:04
MILLBURY, MASS.

Meeting Minutes
Wednesday, May 30, 2018
7:00 pm

Board Members Present: Paul Nigosian (Chairman), Ken Perro (Vice Chairman), Robert Simmarano (Clerk), Daniel Mezynski, Harold Proodian.

7:00 PM: Official Call to Order:

7:05 PM: Brian DeVault relative to the property at 71 South Oxford Road, Map# 85, Lot# 9 is seeking a Special Permit to allow the applicant to build an attached 1,040 square foot addition with a two (2) car garage with added living space above for a new master bedroom suite. The existing home is an 1,800 square foot split level (raised ranch) with three (3) bedrooms, one (1) bath and a partially finished basement (family room & playroom) on a 20,000 square foot legal pre-existing non-conforming lot with septic that is located behind the pool.

Mr. DeVault explained to the board that the addition will be a new master bedroom with a master bath and that he will be turning his existing master bedroom into an office space by removing the door of the room, he was told by the Board of Health, by removing the door the room will no longer be considered a bedroom. The board had concerns for a forth bedroom to the home and that it may be too much for the existing septic system and that this room could easily be transformed back into a bedroom, by re-adding the door since a closet space will still remain.

Mr. DeVault assured the board he has no desire for a forth bedroom and as far as the partially finished basement is concerned the basement is as finished as they want it to be. The board had no further questions for Mr. DeVault Paul Nigosian then entertained a motion to close the public hearing; Harold Proodian made the motion Robert Simmarano second the motion carried unanimously 5 – 0. The board had no further discussion Paul Nigosian then entertained a motion to grant or deny the special permit for Mr. DeVault; Harold Proodian made a motion to grant a (Special Permit) to Brian and Kristen DeVault for 71 South Oxford Road, Millbury, Ma 01527, as shown on Map# 85, Lot# 9 as recorded in Book# 53761, Page# 142 with the Worcester District Registry of Deeds with the S – 1 Aquifer Water Protection District. Relief from MGL, Chapter 40A, Section 6 also under Section 13.23 and Section 16.32 of the Millbury Zoning Bylaws to be GRANTED to allow for the construction of an attached two (2) car garage with living space above to include one (1) bedroom, one (1) bath and one (1) closet that will be replacing one (1) existing bedroom which will be transformed into an office space by removing the door to the entryway on a pre-existing non-conforming lot; Daniel Mezynski second the motion carried unanimously 5 – 0.

7:40 PM: Meeting Minutes from April 25, 2018; Harold Proodian made a motion to approve the meeting minutes with corrections second by Daniel Mezynski carried unanimously 5 – 0.

8:00 PM: Adjournment: Paul Nigosian entertained a motion to adjourn the meeting; Harold Proodian made the motion, Robert Simmarano second the motion; carried unanimously 5 - 0.

Respectfully submitted by Nancy Young and submitted to Town Clerk.

NEW ENGLAND LAND SURVEY
 Professional Land Surveying
 710 MAIN STREET
 N.Oxford, MA 01537
 PHONE: (508) 987-0025
 FAX: (508) 234-7723
 REGISTRY WORCESTER

PROPOSED ADDITION PLAN

NAME BRIAN DEVAULT
 LOCATION 71 SOUTH OXFORD ROAD
MILLBURY, MA

SCALE 1"=40' DATE 4/20/2018

WE CERTIFY THAT THE BUILDING(S) ARE NOT WITHIN THE SPECIAL FLOOD HAZARD AREA. SEE FIRM:

25027C0812E DTD: 07/04/2011

FLOOD HAZARD ZONE HAS BEEN DETERMINED BY SCALE AND IS NOT NECESSARILY ACCURATE. UNTIL DEFINITIVE PLANS ARE ISSUED BY HUD AND/OR A VERTICAL CONTROL SURVEY IS PERFORMED, PRECISE ELEVATIONS CANNOT BE DETERMINED.



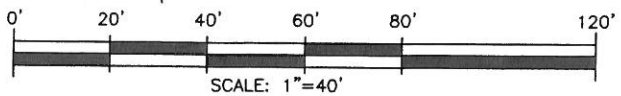
DEED REFERENCE: 48540/300
 PLAN REFERENCE: 288/104

I CERTIFY THAT THIS PLAN FULLY AND ACCURATELY DEPICTS THE LOCATION OF THE BUILDING AND DIMENSIONS AS SHOWN.

ZONE: S1 (AQUAFIER OVERLAY DISTRICT)

- MINIMUM FRONT SETBACK: 25'
- MINIMUM SIDE SETBACK: 10'
- MINIMUM REAR SETBACK: 10'
- MINIMUM LOT FRONTAGE: 200'
- MINIMUM LOT AREA: 80,000'

SOUTH OXFORD ROAD



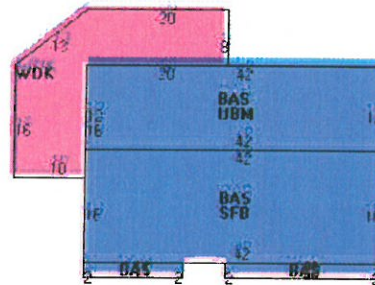
REQUESTED BY: PRIVATE PARTY
 DRAWN BY: CRC
 CHECKED BY: GES

Building Attributes	
Field	Description
Style	Raised Ranch
Model	Residential
Grade:	Average +10
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	Carpet
Heat Fuel	Electric
Heat Type:	Electr Basebrd
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	8
Bath Style:	Average
Kitchen Style:	Average

 Building Photo

(<http://images.vgsi.com/photos/MillburyMAPotos//\00\00\01\98.jpg>)

Building Layout



Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	1,248	1,248	
SFB	Bsmt Above Grade Fin	672	0	
UBM	Basement, Unfinished	504	0	
WDK	Deck, Wood	360	0	
		2,784	1,248	

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
FPL1	FIREPLACE 1 ST	1 UNITS	\$2,000	1
FPO	EXTRA FPL OPEN	1 UNITS	\$800	1

Land

Land Use

Use Code 1010
Description SINGLE FAM
Zone
Neighborhood

Land Line Valuation

Size (Acres) 0.46
Frontage 0
Depth 0
Assessed Value \$67,200

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May 30th

Board of Appeals Approval Signatures for Meeting Minutes from Wednesday, ~~July 25~~ *May 30th*, 2018

Paul Nigosian, Chairman

Daniel Mezynski

Robert Simmarano, Clerk

Kenneth Perro, Vice Chairman

Harold Proodian

Anna Lewandowski, Alternate