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BOARD OF APPEALS
Millbury, Mass. 01527

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MINUTES

DATE: June 26, 2013

TIME: 7:00 p.m.

Present: Chairman R.Valentino, P. Nigosian, G. Hand, H. Proodian, G. Schold, A. Lewandowski

Petition for Variance for David Vaillancourt

7 Orchard Street, Millbury, MA

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.

D. Vaillancourt – This is for a 2-car garage, 26'x26' with second floor storage. I was told that it may be too big. I have the proposal, but no plan for the garage. I am not sure what the s.f. will be, it will be 8' high.

R. Valentino – According to the diagram, all the setbacks will be met. It will be more even with the house.

A. Lewandowski – This does not state which side of the house this will be on.

D. Vaillancourt – It will be in the back toward C & S Lumber. This is going to be in the back, and it is not connected.

P. Nigosian – Your plan does not show where you will put the garage. We need to know what you are doing.

D. Vaillancourt – It will be 10' off the side property and not attached.

Mrs. Vaillancourt – We no longer have the shed.

R. Valentino – The decision from the Zoning Agent says that he is only here for a definition of Article 5.

P. Nigosian – This does not even show where it is going. He does not know if he meets the setbacks. He is only here for a variance for sq. ft. He might not be able to put it where he wants, and then he would have to come back. We cannot see if he meets the setbacks if he does not have a plan.



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David Vaillancourt

6/26/13 Pg. 2

R. Valentino – We can stipulate that he meet all setback requirements.

G. Hand – I agree with Paul, and you cannot apply for a building permit without a plan. There should have been a plan.

H. Proodian – On this plan, where do you intent to put it?

D. Vaillancourt – We tore the shed down, and the door would be on the side of the garage with doors in the front.

G. Schold – If you did not put a second floor on, you would not have to come to us.

D. Vaillancourt – The second floor is for storage.

H. Proodian – It is not because he does not have enough space, it is for s.f.

P. Nigosian – When you put a second floor on, it is pretty large.

D. Vaillancourt – It is just C & S Lumber behind us.

The public hearing was motioned to close by P. Nigosian and seconded by G. Schold, unanimous

A motion was made by G. Schold and seconded by H. Proodian to grant the variance at 7 Orchard St. for a 26'x26' 2-car garage for floor space of 13.52 s.f. total. He must meet side and all other setbacks, and be 25' from the existing home. The Board voted unanimously in favor of this motion.

Richard P. Vator
Alan Lewis
Wayne H. H. H.
Shirley L.