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## MILLBURY BOARD OF APPEALS

### MINUTES

DATE: March 26, 2014

TIME: 7:00 p.m.

Present: Chairman R.Valentino, P. Nigosian, H. Proodian, A. Lewandowski, R. Simmarano

Petition for Beverly McClure

28 Grafton 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.

Beverly McClure (brief attached stating her intentions)

David Borosso – I would like details on the sign.

B. McClure – 2x2 sign, not lit.

H. Proodian – The garage will not be used for business right?

B. McClure – No.

A. Lewandowski- with the proximity of the other house, would there be a problem with emergency vehicles when there is snow, etc?

B. McClure – There should not be. It is usually cargo vans making deliveries, and an occasional small box truck.

A motion was made by P. Nigosian and seconded by H. Proodian to close the public hearing, unanimous.

P. Nigosian – I would not have any issues with this. There are other businesses there, and it seems to fit in nicely.

R. Valentino – The good thing about those businesses is they both have long driveways with everything done in the rear of the building.

A. Lewandowski - It fits right in with the current businesses that are there.

Beverly McClure

3/26/14 Pg. 2

A motion was made by H. Proodian and seconded by P. Nigosian to grant the variance for 28 Grafton St. for a flower shop in the rear of the existing home with No walk-ins, and a telefloral sign to be put up stating, "Deliveries to be made in the rear of the building". The Board voted unanimously in favor of this motion.

B. McClure – I can talk to the Bldg. Insp. About the sign and what is allowed. I will be a small sign with just my information on it. I do not want a big sign, probably about 2'x2 ½'.

R. Valentino - made a motion to adjourn the public hearing and it was seconded by P. Nigosian, unanimous.

Richard P. Valto  
D. J. Nigosian  
R. J. Simmarano

January 30, 2014

To the Town of Millbury, Board of Appeals,

My name is Beverly McClure and I have owned and operated Floral Elegance in North Grafton MA for 29 years. In an effort to downsize I would like to move my business to 28 Grafton St. Millbury which is zoned Industrial I and run it primarily as a phone, internet and appointment based business. This location will not have walk in retail but will be available by appointment for personal services. It will be a location where we maintain and grow green and flowering house plants for resale and a production area for fresh flower arrangements. These items would then be delivered by us to the local recipient. The business has one mini- van for this purpose and I have a mini- van that I use to run some timed deliveries and business errands in. To accommodate clients who would like to pick up their flowers I have rented a small pick up space at The Grafton Inn, in Grafton Ma. This space will also be used for funeral and wedding consultations.

I will be living in the upstairs two levels as my primary residence and am asking for permission to have a dual use of the property. The walk out basement or business area will be handicap accessible and has been verified by an A/A Architect, John Marro III from Grafton Ma. He is also preparing a Co-compliance Statement for Industrial use and a parking area design that shows sufficient parking for employees. The area for parking is new blacktop pavement. There is also a 5 car garage adjacent to the parking lot.

A few hardships exist as I need 2 to 4 employees to sustain my business. Usually there is 1 driver on the road and 1 clerk/designer in the building in addition to myself at any one time.

It would be a hardship if the entire walk out basement area could not be used for plants and production area for the business.

Also I am required by my floral and plant suppliers and wire service (Teleflora) to have a sign identifying the business. Without a sign I would have to travel great distances to pick up the product needed and would lose my standing with Teleflora.

This business does not use any vehicle larger than a mini or cargo van in the operations. We will get flower, plant and supply deliveries made to us two or three times a week and most of those companies use cargo vans and small box trucks. There will not be any excess traffic and the rights of my neighbors would not be infringed upon.

There would not be any conditions affecting other properties in this zoning district.

I will be very respectful of my neighbors and have earned the respect of The Grafton Government over the last 29 years. The Town of Grafton Economic Development Commission presented us with "Business of the Year" in 2009.

Thank you for your consideration in this matter.

A handwritten signature in cursive script, reading "Beverly McClure", is written over a horizontal line.

Beverly McClure