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MILLBURY, MASSACHUSETTS

**TOWN OF MILLBURY**  
**Board of Appeals**  
**Meeting Minutes**  
**Wednesday, April 30, 2014**  
**7:00 pm - Conference Room**  
**Millbury Town Hall, 127 Elm Street, Millbury, MA 01527**

**Board Members**

Richard Valentino, Chairperson  
Paul Nigosian, Vice Chairperson  
Harold Proodian  
Glenn Hand  
Robert Simmarano  
Anna Lewandowski

**Board of Appeals Members Present:**

Richard Valentino  
Paul Nigosian  
Robert Simmarano  
Anna Lewandowski

**Board of Appeals Members Absent:**

Glenn Hand  
Harold Proodian

**I. Call to Order:** 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 at 7:14 pm.

**II. Approval of Meeting Minutes:**

Upon a motion by Paul Nigosian, and seconded by Robert Simmarano, the Board voted unanimously to approve the minutes of the December 11, 2013 meeting.

Upon a motion by Paul Nigosian, and seconded by Robert Simmarano, the Board voted unanimously to approve the minutes of the January 29, 2014 meeting.

Upon a motion by Robert Simmarano, and seconded by Paul Nigosian, the Board voted unanimously to approve the minutes of the February 26, 2014 meeting.

Upon a motion by Paul Nigosian, and seconded by Robert Simmarano, the Board voted unanimously to approve the minutes of the March 26, 2014 meeting.

### **III. Public Hearing:**

#### **1. 10 Woodland Street (map 62 lot: 106A, Zoning District R-I)**

Petitioner: John Parsekian

Petition Purpose: to construct 28' x 48' garage

Chairman Valentino explained that only four members present, and asked the petition to be decided if he wanted to have four members decide on his petition. The petitioner agreed to continue with the risk of his request can only be approved by a 4-0 vote.

Chairman Valentino read the legal notice to open the public hearing.

John Parsekian was present to request the board for permission to construct a garage over his existing swimming pool in the back of his house at 10 Woodland Street.

Margaret Masmanian of 14 Woodland Street was present to discuss the purpose of the garage.

John Parsekian expressed that the garage will be used to store collector cars.

Chairman Valentino expressed concerns about the disarray of Mr. Parsekian's yard.

Mr. Parsekian said he would like to organize the yard by building a storage space on his property and remove two temporary garages.

Anna Lewandowski asked the petitioner for the purpose of the car collection and whether those cars are registered.

John Parsekian explained that he enjoyed taking them to car show, and they are registered.

Upon a motion by Paul Nigosian, and seconded by Robert Simmarano, the Board voted unanimously to close the public hearing.

A motion was made by Robert Simmarano, and seconded by Paul Nigosian, to grant the requested Special Building Permit to construct 28' x 48' garage on 10 Woodland Street map 62 lot: 106A as in Article 5. Definitions: Accessory Building or Use (30% of floor area of principle building)

Board members voted 4-0 to approve the requested Special Building Permit.

Chairman Valentino explained that there are 20 days waiting period for anyone to appeal the decision before John Parsekian can file the Special Building Permit at Worcester Registry of Deed.

**2. 7 Goff Street (Zoning District R-I)**

Petitioner: Peter Raymond

Petition Purpose: reestablish business use to the property

Chairman Valentino explained that only four members present, and asked the petition to be decided if he wanted to have four members decide on his petition. The petitioner agreed to continue with the risk of his request can only be approved by a 4-0 vote.

Chairman Valentino read the legal notice to open the public hearing.

Roger Raymond of 2 Coldbrook Road, representative for 7 Goff Street was present to discuss repairing of the building at 7 Goff Street. In order for the roof and the garage to be fixed at the abandoned property at 7 Goff Street, the Building Inspector suggested he obtain a variance from Boards of Appeals. The new useage of the building will be for appliance repair business.

Stanley Swenson of 127 Main Street was present to discuss the drainage problem in the neighborhood. There have been

Roger Raymond said that he planned to put a lot of drainage rocks at the property. Therefore, what he will do will alleviate the existing water flooding condition.

Peter Raymond of 6 Water Street, petitioner, said he very conscious of the condition at Goff Street and surrounding neighbours. His goals are to improve the current situation.

Mark Matochi of 142 Main Street was present to express concerns about how many percent of the property will be paved, and what type of storage will be inside. He hope the building will be maintained at a reasonable level.

Peter Raymond expressed that there will be no fence, neighbors can certainly see the building, and he will maintain the building at a reasonable level.

Anna Lewandowski expressed that the paved driveway may not be a good idea to cure drainage problem.

Peter Raymond said that the paved driveway will equal the size of 5 cars. Paved driveway will help him maintain the lot easier and serve the easy access purpose of the driveway.

Robert Simmarano expressed that Peter Raymond deserve an opportunity to do his business at 7 Goff Street.

Upon a motion by Paul Nigosian, and seconded by Robert Simmarano, the Board voted unanimously to close the public hearing.

Paul Nigosian concerned that as a board we do not want to grant a decision that would make the water flooding situation worse.

A motion was made by Robert Simmarano, and seconded by Anna Lewandowski, to grant the Variance Permit to restore a property to its original use as commercial business in residential zone at 7 Goff with no outside storage as in section 22.1

Board members voted 4-0 to approve the requested Variance Permit.

Chairman Valentino explained that there are 20 days waiting period for anyone to appeal the decision before Peter Raymond can file the Variance Permit at Worcester Registry of Deed.

**3. Behind Gilbert Way**

Petitioner: Jessica E. Belsito


Petition Purpose: construct a single family residence and a barn and/or a farm

The applicant was not present so a motion was made by Paul Nigosian, and seconded by Robert Simmarano, to postpone the public hearing to next meeting.

**IV. Adjournment**

Motion to adjourn by Anna Lewandowski at 8:49 pm, motion carried unanimously.

Respectfully submitted by Phuonganh Tong, submitted to Town Clerk on : \_\_\_\_\_



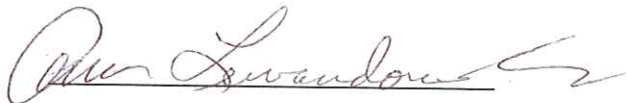
Richard Valentino, Chairman



Paul Nigosian, Vice Chairperson



Robert Simmarano



Anna Lewandowski

