



Millbury Appeals Board
Municipal Office Building
127 Elm Street
Millbury, MA. 01527

RECEIVED
TOWN CLERK
14 FEB - 7 PM 1:07
MILLBURY, MASS

MINUTES

DATE: 9/25/13

TIME: 7:00 p.m.

Present: Chairman R.Valentino, H. Proodian, G. Hand, A. Lewandowski, R. Simmarano

Petition for Michael Catino

Sp. Permit 35 Singletary Rd., 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.

M. Catino – I would like to take my house down and build a new one with a two-car garage, and move house away from the water 5', and from the road 25'.

R. Valentino – Building Insp. Feels that you may not really need to be here because he had to go to Cons. They may want him to come to us. So it is just easier to continue with this hearing.

A. Lewandowski – When I looked at property, you had a 3-car garage with a drop off. Will this garage be attached? Will the house be the same height?

M. Catino – Yes. We want to move the footprint back 5' and come back 25'.

The hearing was closed by H. Proodian, seconded by G. Hand, unanimous.

G. Hand – It looks clean cut to me.

R. Simmarano – I am fine with it.

R. Valentino – I think this will look so much nicer.

Motion to grant the special permit at 35 Singletary Rd. to demolish and reconstruct the pre-existing non-conforming house and add a two-car garage. House to be 10' from one side, 15' from the other side, and 18' from the water, and 25' from the street. The Board voted unanimously in favor of this.

[Handwritten signatures in blue ink]
G. Hand (FAV)
A. Lewandowski (Favor)
Robert G. Simmarano (FAV)



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Present: Chairman R.Valentino, H. Proodian , G. Hand, R. Simmarano, A. Lewandowski

Petition for Joseph Samara for special permit for
8 Ward Ave., 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.

Some correspondence regarding this were read.

Ken Perro – representing J. Samara – This is for an existing, non-conforming building. We would like to add a 20' addition with a new wall 20' away. The front and side will be the same and the back.

D. Augustine – The roof of the building is right near my back yard. Was this was originally proposed, I never got notified. When the building was proposed, it was to store antiques cars with no business. Since then, there was a plumbing business in that unit. There is now a repair shop there, and I assume this addition is to expand the auto repair business. The noise factor down there is terrible.

J. Samara – The issue with the dino machine, it did happen one time. You complained, and we shut it down. The building is on your side. There will be very little gravel removed. I will correct any problems that you have.

K. Perro – The slope is 30' to the side. This will be the same footprint, just 20' wider. We are going to take out seven or eight trees on the property. His lot is flat, the 20' will be in the existing flat level. No grade will change. There will be very little impact to the property.

J. Samara

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J. Flynn – I abut on the other side. I do not know how the variance went through , but there are wetlands, and the town had to put in a pumping station at the bottom of the street. I do not want this in my back yard, the noise is horrible.

R. Valentino – In 2001, you said this was for your personal storage. How did these businesses end up there?’

J. Samara – The plumbing business just keeps supplies in that building. I was over there working on my own stuff. When I had to move my business, I just stored things there.

R. Valentino – Where did the permits come for the signs.

J. Samara – The original variance said no sign in the back.

R. Valentino – I cannot see any reason whatsoever to grant this special permit, (that’s just me), if you did not do what you said in the first place, I do not think you will do what we want this time.

J. Samara – I will gladly withdraw my application.

H. Proodian – What is the addition for? What will you be doing with this?

J. Samara – It is for storage because I have so much equipment. I do not know what to do with it.

R. Simmarano – This is a very noisy neighborhood with a lot of businesses. It comes with the territory. The water issue was there long before this. If all he wants is storage space, I think this would give the town some much needed tax dollars.

R. Valentino – Do you wish to withdraw or do you want to continue?

J. Samara – I would like to continue, but I will take the decision of the board.

H. Proodian – Did you ever consider making this what you really want, like an industrial park.

J. Samara – I came to the town and talked to someone in the Planning Board. I asked if I could move my business into that property, and I thought he gave his approval.

The hearing was closed by G. Hand, seconded by H. Proodian, unanimous.

G. Hand – I have to look at the neighborhood, and whether it is a detriment to the neighborhood. Expanding a business that is all ready a detriment seems like an issue to me.

H. Proodian – I think if he went through the right channels the way it should be done, it would be better.

J. Samara

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A. Lewandowski – I have mixed feelings about this. I do not have a problem with him expanding , but I have a problem with the effect on the neighborhood.

R. Valentino – I think that if we deny this, he cannot come back for two years. If we allow him to withdraw, and go through a site plan review, go through Lori and the talk to building insp., he can see what they come up with.

J. Samara – I would like to withdraw my petition..

A motion was made by H. Proodian and seconded by G. Hand to allow the petitioner to withdraw the application without prejudice. The Board voted unanimously.

Shirley A. (FAV)
Don't Proody (Forer)
Edna Lunn
Robert F. Sammarano (FAV)