



# MILLBURY BOARD OF APPEALS

MUNICIPAL OFFICE BUILDING  
127 ELM STREET  
MILLBURY, MA. 01527-2632

TOWN CLERK

12 MAY -4 PM 2: 20

MILLBURY, MASS

## MINUTES

DATE: 2/29/12

TIME: 7:20 p.m.

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

Petition for Walter Koza

82 Carleton 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.

Walter Koza – We need relief from total sq. footage on the lot at 86 Carleton Rd. It is about 50,000, and I need 80,000. It is an existing lot. They have been taxing it on two acres for 50 years.

G. Hand – It should be grandfathered. They are taxing it for 2 acres, but it is 1.49?

W. Koza – Yes.

H. Proodian – It is going to be a single-family?

W. Koza – Yes.

Ray Lee – I saw signs up there for a store. Is that true?

R. Valentino – We have no idea where those signs came from. They are not his signs, and they should not be there.

R. Lee – I just do not want to see another business there. We have three there all ready.

K. Stowe – There was a sign that was put in by him in front of the building before it was destroyed. Is he building a single-family home or country store?

R. Valentino – I was told that those signs were not his. I told the Building Insp. that they should be removed.

Walter Koza

2/29/12 Pg. 2

P. Nigosian – Will you be living there?

W. Koza – My son might move there.

P. Nigosian – We are granting a single-family residence?

R. Valentino – He is coming to us for lot size to cover all bases. He really does not need it because the lot is grandfathered. I have gotten calls about his tearing down the house, and he did get a permit for that.

R. Lee – Why is it that when the house burns down, and they want to do something different, they have to go to change the footprint.

R. Valentino – It depends on the size of the lot. If it is bigger than the footprint, they need to come to us. If they want to build bigger, then they have to come to us. Once you change the footprint, you change the s.f. of the house and lot.

A motion was made by H. Proodian and seconded by G. Hand the close the public hearing, unanimous.

Motion was made by G. Hand, and seconded by P. Nigosian to grant the variance at 86 Carleton Rd., Map 76, lot 15 for a single-family home. The Board voted unanimously in favor of this motion.

*Richard P. Valit*  
*HPP*  
*Beulah*