



MILLBURY BOARD OF APPEALS

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

12 MAY -4 PM 2:20

MILLBURY, MASS

MINUTES

DATE: 2/29/12

TIME: 7:00 p.m.

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

Petition for Darin & Chantel Haig

92 McCracken 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.

Attorney Brian Beaton – I am here with the petitioners, and we are here for three variances. They live at 92 McCracken Rd., with a second structure on the lot. They purchased this several years ago, and it was a rough structure then. They have since moved family into that building, and then found out that it was not a lawful unit. They are trying to do the right thing by obtaining zoning relief and a multi-family special permit. The multi family special permit has certain requirements for sewer and water and access from a major street not likely a minor street. We are here for those three variances, and then would go ahead and file for the multi-family special permit with the Planning Board.

The hardship is that they are elderly family members and are not looking to change or expand the building, and it has been there and used this way for some time. There are financial and other hardships if they cannot continue to use this.

P. Nigosian – Do they have separate septic?

Darin Haig – Yes.

Attorney Beaton – With regards to detriment, it complies with all the dimension requirements. They are at 740,000 s.f., approximately 17 acres. It looks like a barn and flows with the character of the neighborhood.

H. Proodian – How is this taxed?

Darin & Chantel Haig

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Attorney Beaton – It is a 109 multi structure.

Darin Haig – Upon purchase it was a 101.

P. Nigosian – When you bought this, it was a two level structure on the property?

R. Valentino – This man came before us a few years ago, and they were going to split the lot, then they withdraw.

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

A motion was made to grant the variances at 92 McCracken Rd., Map 34, Lot 2, from Article 2, section 23.2 for a single-family home.

Variance 1 – for public sewer, Variance 2 – for public water, and Variance 3 – for access from a major street. Motion was made by P. Nigosian and seconded by H. Proodian, and the board voted all in favor of this motion.

Richard P. Proodian
H. Proodian
Gardner