



MILLBURY BOARD OF APPEALS

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

RECEIVED
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MILLBURY, MASS.

MINUTES

DATE: April 24, 2012

TIME: 7:00 p.m.

Present: Chairman R.Valentino, H. Proodian, P. Nigosian, D. Mezynski, R. Simmarano

Petition for Antonio and Nancy Gurgone

29 Croyden St. Millbury, MA – Sp. Permit

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. J. – Engineer – We are asking for a special permit and relief for frontage. These are existing lots, and it needs 150' frontage. There is a carport there on a foundation, and it is over the setback. We are asking to go just beyond that, about 1 ½'. #31 is closer that we are going to be to the setback. We need 1' for the frontage. The rear setback complies. (plans were submitted to show what the front and side view would look like.) There will be nothing above, no living space. We are constructing a room in the back of the garage, and extending the dining room.

P. Nigosian – You are actually putting an addition behind?

M. J. – Engineer – Yes. It will be the same level tough.

R. Valentino – About 90% of the houses down there are on non-conforming lots.

D. Mezynski – It is 8.8' away and you want 7.3'?

M.J. – Eng. – It is 8.3' in the back and 8.3' in the front. We just want to go 1' beyond that, and we will be 7.3' from the side line.

D. Mezynski – It is important to have the deck that close?

M.J. – Eng. I can move it if I have to. Our main concern is that 1' setback. We are basically just making this aesthetically better. It will definitely look better that what is there now.

The hearing was closed by P. Nigosian and seconded by H. Proodian, unanimous.

Antonio & Nancy Gurgone

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A motion was made by P. Nigosian and seconded by H. Proodian to grant the special permit for the side set back and front set back. Side setback 7.3' and 23.5' frontage at 29 Croyden Rd., Map 15, Lot 57, zone 54, for garage and living quarters. The Board voted unanimously in favor of this decision.

H. Proodian
Robert J. Summarano
Paul N. Nigosian
Richard P. Yate