

## Town of Millbury Board of Appeals

Paul Nigosian, Chairperson  
Robert Simmarano, Vice Chairperson  
Ken Perro, Clerk  
Harold Proodian  
Daniel Mezynski  
Anna Lewandowski, Alternate member



MUNICIPAL OFFICE BUILDING  
127 ELM STREET  
MILLBURY, MA 01527

### Meeting Minutes

Wednesday, June 29, 2016

7:00 pm

RECEIVED  
TOWN CLERK  
16 SEP 13 PM 1:16  
MILLBURY, MASS.

#### Board of Appeals Members Present:

Paul Nigosian (Chairperson)  
Robert Simmarano (Vice Chairperson)  
Daniel Mezynski  
Ken Perro (Clerk)

**Absent:** Robert Simmarano (Vice Chairperson) and Anna Lewandowski (Alternate)

**Guests:** Shawn and Rebecca Reeves of 8 Jacques Park Drive, Millbury, Ma

#### **I. Call to Order:**

Millbury Board of Appeals on Wed. June 26<sup>th</sup> 2016 @ 7:10 pm, with four members present and no alternate, the applicants, Shawn and Rebecca Reeves of 8 Jacques Park Drive, Millbury, Ma were present.

**II. Official 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 officially opened by **Ken Perro** at 7:15 pm. All decisions of this board are final except as provided in Chapter 40A of the Massachusetts General Laws.

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

Due to low attendance of board members from the previous meeting from May 25<sup>th</sup> 2016 this meeting of June 29<sup>th</sup> 2016 is a continuance from May 25<sup>th</sup> 2016. **Paul Nigosian** has publically informed the applicants, Shawn and Rebecca Reeves due to the low attendance, (4 members), that they will need a full board "yes" vote for the approval of their special permit otherwise they can continue until the next scheduled meeting with a possible full board member present. Both Shawn and Rebecca Reeves agree to move forward with the present four board members.

Shawn Reeves took to the podium and states to the record and board members why they are there for a special permit; It is their request to remove a present 6'x 11' attached storage structure, and in its place construct a new 5'x31' attached storage structure. The existing shed is 1 and a half feet closer to the property line where the new shed won't be as close. **Paul Nigosian** then invites anyone in the audience who would like to speak on behalf of the Reeves possible construction. Armand Desorcy a 40 year resident of 6 Jacques Park Drive, a neighbor of the petitioners, took to the podium and expressed his opinion;

he has absolutely no issues at all with the proposed project that the Reeves want to do. **Paul Nigosian** also stated for the record another abutter that was at the last meeting but couldn't attend this meeting has provided to the board with a letter of rebuttal; **Ken Perro** proceeded to read the petition for the record; To Millbury Board of Appeals; Petition from Rebecca & Shawn Reeves of 8 Jacques Park Drive, Millbury, Ma 01527. Special permit to remove existing 6'x 11' attached storage structure to a new 5'x 31' storage structure. We will not be able to attend the scheduled June 29<sup>th</sup> due to prior commitments. However we would like to state our position of being against approval of the requested new structure. We do not want to see an expanded storage structure that does not meet the required minimum side of 10 feet. Thank you for your considerations and look forward to working with you in the near future. Teresa Rafferty and Clifford Michaud of 10 Jacques Park Drive, Millbury, Ma.

**Paul Nigosian** asks if anyone else had anything to add; Rebecca Reeves took to the podium and commented that the existing structure is very old and dilapidated and that they are just trying to make it narrower so it's a better compliance, the whole lot and structure is non conforming on a lake, the properties are on top of each other, we're trying to make it a better structure where it's narrower and away from the neighbor, she understands the neighbors position but does not agree, the structure would be a little further from his line and that they are trying to make the property look better.

**Paul Nigosian** asks if anyone in the audience has anything to say or anyone from the board ; the board has no questions, Paul continues to ask the board for someone to make a motion to close the public meeting; **Harold Proodian** made the motion, **Ken Perro** second the motion all were in favor 4 – 0

The board discusses amongst themselves the pros and cons of the possible structure; **Paul Nigosian** asks the board if anyone wants to make a motion; **Harold Proodian** made the motion to grant a Special Permit for Rebecca and Shawn Reeves of 8 Jacques Park Drive, Millbury, Ma to remove and existing 6'x 11' attached storage shed and construct a 5'x 31' attached storage structure in its place in the Millbury Zoning Ordinance relative to property at 8 Jacques Park Drive, Millbury, Ma – Map#94 Lot#24 Zoning District S-1 Aquifer Protection Overlay District 'B'; **Ken Perro** second the motion, all were in favor 4 – 0. **Paul Nigosian** informs the Reeves that they still need to go through the Conservation Board, there is a 20 day waiting period if someone wants to appeal and that they will receive notification from the town clerk.

#### **IV. Approval of Meeting Minutes from Wednesday, April 27<sup>th</sup> & Wednesday May 25<sup>th</sup>, 2016**

**Paul Nigosian** made a motion for the approval of the meeting minutes for Wednesday, April 27<sup>th</sup> 2016; **Harold Proodian** made the motion, second by **Ken Perro** all were in favor 4- 0.

**Paul Nigosian** made a motion for the approval of the meeting minutes for Wednesday, May 25<sup>th</sup> 2016; **Ken Perro** made the motion, **Daniel Mezynski** second the motion all were in favor 4 – 0.

#### **V. Nancy's payroll for two months**

**Paul Nigosian** signed off on payroll.

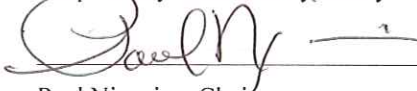
#### **VI. New Business**

**Paul Nigosian** opens the topic for any new business from the board; **Ken Perro** reiterates in regards to board member reappointments; **Paul Nigosian** complies; Harold Dan and Anna's terms were up at the end of the month however they were reappointed at the Selectman's Meeting on Tuesday night and the remaining members are all set and that they would be receiving conformation in the mail.

**VII. Adjournment**

Motion to adjourn by Chairperson **Paul Nigosian** at 8:00 pm, **Harold Proodian** made the motion, **Ken Perro** second the motion; carried unanimously 4 - 0.

Respectfully submitted by Nancy Young and submitted to Town Clerk.

  
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Paul Nigosian, Chairperson

  
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Robert Simmarano, Vice Chairperson

  
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Daniel Mezynski

  
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Harold Proodian

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Ken Perro, Clerk

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