



MILLBURY BOARD OF APPEALS

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

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12 OCT 12 AM 11:43

MILLBURY, MASS.

MINUTES

DATE: 9/5/12

TIME: 7:00 p.m.

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

Petition for Steven Venincasa

Sp. Permit for 38 Maple St., Millbury, MA Approved

R. Valentino – explained to the petitioner that there was only four members present and he needs all four votes if he decides to continue with the hearing, or he can wait until we have five members. The petitioner decided to go ahead with the hearing with four members.

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.

Steven Venincasa – This is my son-in-law, who is going to do this project with me. This is a short sale. We inspected this house and thought it was able to be renovated. After taking some of the paneling out, we noticed the floor joists are only like 2x2's because there had been a fire in there. We were planning on putting on a new roof and windows and sills, but with the joists bad, it does not make sense to try to fix it the way it is. The stairway also does not meet code, and there is a chimney that we are not going to put back in. It would not come out as good if we just try to fix it, and it is not cost effective. We would like to take that section of the house down and put a house on it about the same size. We are squaring it off. (sketch presented). This is a two-family now, and we are going to keep it that way. It is zoned R1, and it should be 12,500 s.f., and this is a non-conforming lot.

Steven Venincasa

9/5/12 Pg. 2

The minimum front yard is 25' off of Maple St. The side yard we have 9'4". The rear is at 28.6", and max lot coverage is 2,276 s.f. with the addition it would be 2,376 s.f. We are not even close to maximum coverage. The property is serviced by sewer and water, and we will be running new lines, new foundation, new roof and improving the driveway and cutting trees. We will change the siding and windows. This is a very nice neighborhood. We want to make it better for the neighborhood.

We got a good value on this property so we can invest a lot to make it look good. We will make the neighborhood proud of this house.

D. Weedman – Are you going to keep it or sell it?

S. Venincasa – We are planning on keeping it. My son-in-law is going to be managing this himself.

D. Miller – What precautions are you going to take for the children in the neighborhood when you demolish this? You have to have this tested for lead paint before demolishing it.

S. Venincasa – I did not notice any asbestos in the house. We are adhering to the laws.

R. Valentino – You do not need a permit from us to demolish, that comes from the Planning Dept. They will make sure that this is done right.

D. Mezynski – Parking is an issue on that street, and if you are going to do this, I would ask that they would park in the driveway and not on the street. It is very narrow.

Son-in-law – There is enough room in the driveway. We will tell the tenants when they move in about parking in the driveway.

S. Venincasa – We are going to do the work on the driveway. We cannot control where people park on the street. If it is not posted, then we cannot do anything about it.

Son-in-law – Between the garage and driveway, there will be adequate parking provided. We will talk to the tenants about it.

Abutter – You are planning on paving in front of the garage, and I see an encroachment.

S. Venincasa – There is a possibility that the line is in question. They should have known where the line was when they built the garage. She thinks the garage is good.

Abutter – You are not planning on using the garage for anything are you?

S. Venincasa – No. It is for the tenants. We would not do anything on her property.

R. Valentino – From what I have heard, I don't see a problem with the parking. I walked along this property, and this must have been beautiful before.

Steven Venincasa

9/5/12 Pg. 3

Motion made to close the hearing by P. Nigosian, seconded by D. Mezynski, unanimous.

R. Valentino – All he needs from is a special permit for 2', from 22.40 to 24.40. I think it will look real nice when it is done.

A motion was made to grant the Sp. Permit for 38 Maple St. from section 1, 16.32 change and alterations, for a 24.5'x40' addition. The motion was made by H. Proodian and seconded by R. Simmarano and the Board voted unanimously in favor of the motion.

Richard P. Valitto
Robert A. Simmarano
Paul M. Ny