

RECEIVED
TOWN CLERK
13 MAR 12 PM 5:59
MILLBURY, MASS.

MILLBURY BOARD OF APPEALS

MINUTES

DATE: 11/7/12

TIME: 7:00 p.m.

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

Petition for Susan Mariano

46 MacArthur Dr., Millbury, MA for Variance

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.

Susan Mariano – We are requesting a variance to build a two-car garage on the left side of the property. It is 5 ½' from the side property line, 19.7' from the front 23x30 2-car garage.

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

A motion was made by H. Proodian and seconded by G. Hand to grant the variance for a 2-car garage, 22x30 at 46 MacArthur Drive, Millbury, MA with a 5.5' side lot and a 19.7' front setback. The Board voted unanimously in favor of this motion.

Richard P. Valentino
H. Proodian
Robert J. Nigosian
G. Hand

RECEIVED
TOWN CLERK
13 MAR 12 PM 5: 59
MILLBURY, MASS.

MILLBURY BOARD OF APPEALS

MINUTES

DATE: 11/7/12

TIME: 7:20 p.m.

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

Petition for David Perkins

10 Howe Lane, Millbury, MA

Petition for Sp. Permit for 7 Herricks Lane, 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.

David Perkins – I would like to tear down the existing house and construct a new one, 24'x48' with an 18'x22' attached garage. By doing this, it will meet all setbacks and requirements.

Mr. Coske – As long as all the requirements are met. I have no problem as long as all requirements are met.

R. Valentino – It is for a non-conforming lot in order to build a new house. It lacks frontage and lot area size.

D. Perkins – Because I am tying into town sewerage, it cuts down the frontage. I am bringing down the sewer with a pump system. I talked to the building inspector, and he is fine with it. This is a one-story 3-bedroom, 2-baths with garage. The only thing is that it is 11' short on frontage.

R. Valentino – I would recommend a 6' stockade fence between the house on your left side. There is a partial fence there now. I would like to see it put back further. It was a request for privacy.

D. Perkins – I planned on taking that down. Those are really costly. I am trying to keep the price down so that I can sell it. I do not see why I would have to do that. What is the reason?

P. Nigosian – There is a fence there now like that. Is that person there tonight? It doesn't seem like he should be forced to do this. He is not creating a new lot. I would approve it without the fence.

D. Mezynski – I agree.

H. Proodian – Even if you did make him put it up, the new owners could take it down.

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

R. Valentino – It is up to the Board if we request a fence or not. I would like to see one there, at least where the driveway is.

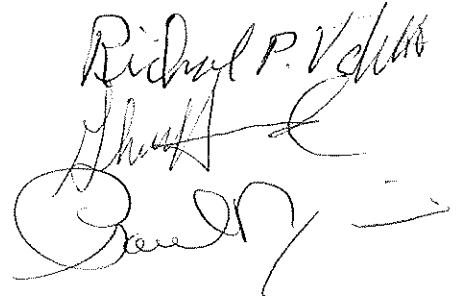
D. Perkins – It is too hard to get out of there now.

R. Valentino – You have a ½ of fence there now. You could get a 6' stockade fence that goes down to a smaller fence at the end.

G. Hand – I think that it is up to the neighbor or the person who buys the house.

P. Nigosian – I agree. He is making improvements to the property.

A motion was made by D. Mezynski and seconded by P. Nigosian to grant the Sp. Permit under Article 1, Section 16 for 7 Herricks Lane, Map 71, Lot 25 for a one-family home, 88.91' frontage, 35,000 s.f. lot area, more or less. The Board voted unanimously in favor of this motion.



Richard P. Valentino
G. Hand
D. Mezynski

RECEIVED
TOWN CLERK
13 APR -5 PM 12:30
MILLBURY, MASS

MILLBURY BOARD OF APPEALS

MINUTES

DATE: 11/7/12

TIME: 7:40 p.m.

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

Petition for Variances for 47 Bayberry Lane, Millbury, MA, Lots 47 & 46

For Ucef and Mary Charmchi

8 Bayberry Lane, 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 Peter Keenan – presented the petition to the board, (brief attached).

P. Nigosian – When you purchased this, was it before the lots were merged or after?

Attorney P. Keenan – It was after he purchased it, and the lots were as they are now, and the zoning change came before the purchase. The prior owner was going to ask permission to construct a home on this lot.

R. Valentino – That still is not an accepted road. It is a private street. Do they have a right of way to go into that land?

Attorney P. Keenan - Yes the neighbors do.

R. Valentino – Do you have to go to Conservation on this?

Attorney P. Keenan – Yes.

D. Mezynski – You have to have a septic design after you leave here with an approval. What if the engineer says that he needs a little bit more land? How would that effect our decision?

R. Valentino – They would have to come back to us.

Ucef and Mary Charmchi

11/7/13 Pg. 2

Attorney P. Keenan – We also would have to go back to the Planning Board. If there were to be a change for any reason, it would have to go back to the Planning Board and then back to you.

P. Nigosian – Why aren't you taking more of the other lot? You are less than half the sq. footage. In addition the existing septic is on that side of the house?

D. Mezynski – It is 10' away from the lot line.

H. Proodian – This is separately assessed now with two tax bills?

Attorney P. Keenan – Yes, there are two tax bills.

G. Hand – Is this well on your plan for both houses? It is across the street. Is it all private well down there?

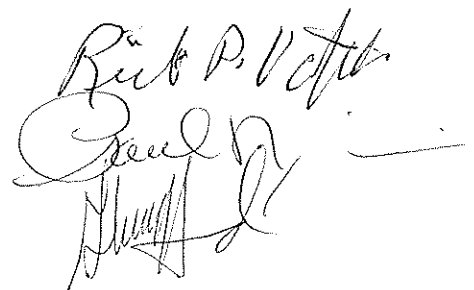
Attorney P. Keenan – That is for a neighbor. I think that is to show the distance from the well to our septic. There is no septic yet for the lot, but there will be in the design.

R. Valentino – I do not know how to write this up?

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

A motion was made by D. Mezynski and seconded by G. Hand to grant the variances as stated in the petition. The Board voted, (3 in favor, and two opposed – P. Nigosian and G. Hand).

After some discussion, the Board decided to allow a reconsideration of their decision with further information to be presented at the next board hearing on 1/30/13.



Robert P. Valentino
G. Hand
D. Mezynski