



MILLBURY BOARD OF APPEALS

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

12 MAR -9 AM 11:46
MILLBURY, MA

MINUTES

DATE: November 30, 2011

TIME: 7:00 p.m.

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

Petition for Mary Gustafson

3 Colton Rd., Millbury, MA, Variance granted

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.

Norman Hill, Design firm – We have 48 acres of land, and Mary would like to cut this in half to prepare for the future in order to leave one piece of land to one child, and the other piece of land to the other children. Mary lives in the home there. There is 21 acres on one piece and all most 27 acres on the other piece.

Gary Schold – Should I step down because of the Planning Board. I will be voting on this, and I want the petitioners to know.

Norman Hill – If they did wish to build on the second lot, they would need a subdivision plan.

Julie Stefanie, abutter – If this is divided into two, and someone wanted to build on parcel 2, it would go through another process right?

N. Hill – Yes. They would have to go before the Planning Board for subdivision. It is a full process, and all the abutters would be notified.

P. Nigosian – We can approve this lot even though it is non-conforming and unbuildable?

G. Schold – We are allowing the separation.

P. Nigosian – Usually, when someone comes here they want to build on the lot or something. They do not want to build or anything.

R. Valentino – They are looking for frontage because they need 150' frontage.

Mary Gustafson

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P. Nigosian – Now one of the lots will not have enough frontage?

R. Valentino – But that is why they are here.

N. Hill – The subdivision for the Planning Board would show the improvements to the subdivision and Colton Rd.

P. Nigosian – I do not know why we are creating a lot that had no frontage.

G. Schold – You can make the existing road part of this.

P. Nigosian – I have a problem with this process to creating a lot. It doesn't make sense to me.

N. Hill – Lori doesn't want the same thing to happen that happened in another case. She wants to head this off and have you write a decision that says this cannot be built upon unless a subdivision is approved by the Planning Board.

P. Nigosian – I am just uncomfortable doing this now when nothing will be done to the lot for 10 or 20 years.

D. Mezynski – We are just splitting the land.

H. Proodian – We would just be flagging it saying that this will not be built upon unless they have a subdivision.

G. Schold – They would need adequate drains, sidewalks, etc. Basically, we are splitting this lot for her for the future.

P. Nigosian – I just think that it is too soon to split the lots because there are too many things that could happen.

G. Schold – We are splitting this with conditions, and they would have to be met.

R. Valentino – If she was to do this now, she would have to put in the road and other issues.

P. Nigosian – Before I approve something, I would like to see what is actually going to be done.

H. Proodian – I do not have a problem with this.

G. Schold – We are just saying that you cannot build without fixing the road and making a subdivision.

R. Valentino – I like this idea, and we have done this before.

A motion was made to close the public hearing by P. Nigosian and seconded by D. Mezynski, unanimous. Motion to grant the variance for Lot A for 150' frontage, Lot A, 1,170,411 s.f. – 26.87 acres, to be a non-buildable lot on Colton Rd., for a one family home only at a later date. Motion made by G. Schold and seconded by H. Proodian, and the Board voted 4 in favor and one opposed, (P. Nigosian), motion carried and the variance was granted.

Richard P. Vitale
Hart Road

G. Schold
Proodian