

Town of Millbury Board of Appeals

Ken Perro, (Chairman)
Daniel Mezynski, (Vice Chairman)
Robert Simmarano, (Clerk)
Harold Proodian
Michael Georges
Adam Kobel (Alternate Member)



MUNICIPAL OFFICE BUILDING
127 ELM STREET
MILLBURY, MA 01527

2021 MAY 27 PM 4:30
TOWN CLERK
MILLBURY, MASS.

Meeting Minutes Wednesday, April 28, 2021 7:00 pm

Due to the COVID-19 pandemic and associated State of Emergency, the Municipal Office Building was closed to the public. This meeting was being recorded and streamed by Millbury Public Access Cable Television. This meeting was also available through Zoom.us/download. <https://zoom.us/j/86013837735> - ID# 860 1383 7735
One tap mobile; +13017158592,,86013837735# or +13126266799,,86013837735#
Anyone that was interested in participating through Zoom.us/download was informed to state their name and address before speaking.

Board Members Present: Ken Perro (Chairman), Robert Simmarano (Clerk), Harold Proodian, Michael Georges and Adam Kobel (Alternate).

Roll Call: Due to the COVID-19 pandemic and associated State of Emergency this meeting was held through Zoom, For the record a roll call was taken by Chairman Ken Perro asked each member to confirm their presence with an (I); **Robert Simmarano (I), Michael Georges (I), Harold Proodian (I), Adam Kobel (I) and Ken Perro (I).**

7:05 PM: – Meeting Minutes from Wednesday, March 31st, 2021

Adam Kobel (Alternate) made a motion to approve the meeting minutes from Wednesday, March 31st, 2021, Second by; **Michael Georges.**

Roll Call conducted by Chairman Ken Perro:

Michael Georges (I), Harold Proodian (I), Adam Kobel (I) and Ken Perro (I) Carried Unanimously 4 – 0.

Quorum:

With the absence of Daniel Mezynski (Vice Chair) and a conflict of interest, Harold Proodian recused himself being an abutter to the applicants. The board had a four (4) member panel resulting in a Quorum. Applicants Chris & Jen Bruinsma was informed by Chairman Ken Perro of their rights and the details of a Quorum; All four (4) members will need to vote in favor to the petition if one (1) member should vote opposed the application would be denied with a (2) two year waiting period to re-apply. The applicants were also informed that they had the right to postpone for a later date when all five (5) members were present. The applicants, Chris & Jen Bruinsma agreed to the Quorum and to move forward with the present hearing.

7:10 PM: – **Chris & Jen Bruinsma for the property located at 6 MacArthur Drive, Millbury, Ma**

Chris & Jen Bruinsma is seeking a Dimensional Variance for the property located at 6 MacArthur Drive, Millbury, Ma, Map# 16, Lot# 112 in a Residential – III District, they are seeking to build a 14'x 26' addition, this addition will encroach the required 25-foot front yard setback along May Street, a zoning relief from provisions of **Section 22.3** in the amount of 14.5-feet will need to be granted.

Jen Bruinsma explained to the board they are looking to add on a master bedroom and bathroom on the left side of the house, they have two little children that are in need of their own bedrooms and they are also fostering their 17 year old niece who is in the third bedroom so they are looking for additional space since their family has grown in the past few years.

Jim Crossman is the contractor in this process and explained to the board that they are looking for zoning relief; they're trying to build 14-feet off the house but according to the plot plan it only leaves 10.5-feet to the property line after the property line there is an extra 12.5-feet of grass to the road, they're not sure who owns that small amount of land but Chris Bruinsma has been taking care of it as far as mowing and the up keep.

Ken Perro reiterated looking at the plot plan it does show the 14-feet by 26-foot addition that they are trying to get approved, it does show from the survey that it is only 10.5-feet from the corner to the town property line, the intention is to make that 14'x 26' addition a bedroom. Jim Crossman explained that it would be a master bedroom and bathroom so as the existing master bedroom would become an extra bedroom in the small 1000-square foot ranch style home.

Ken Perro asked board members of their response to the applicant's request all were satisfied with the plans of installation and since the Building Commissioner was unable to attend for further input...

Chairman Ken Perro then entertained the motion to close the public hearing;

Adam Kobel made the motion to close the public hearing second by **Michael Georges** all members were in favor and voted unanimously 4 – 0.

Roll Call to close the public hearing: Michael Georges (I), Adam Kobel, Robert Simmarano and Ken Perro (I) carried unanimously 4 – 0.

Chairman Ken Perro entertained a motion;

A Motion to approve a **Dimensional Variance** of 14.5-feet of the front yard setback as set forth in **Section 22.3** in the Millbury Zoning bylaws was made by; **Adam Kobel**, second by **Michael Georges** to the applicants **Chris & Jen Bruinsma** of **6 MacArthur Drive, Millbury, MA 01527** for the construction of a 14'x 26'-foot addition as set forth in their application on the property located at **6 MacArthur Drive, Millbury, Ma, Map# 16, Lot# 112, Residential – III Zoning District Duly Recorded with the Worcester County Registry of Deeds Book# 53245, Page# 0378.**

The **Dimensional Variance** has been **Approved** by the **Millbury Board of Appeals under MGL Chapter 40a under the Millbury Zoning Bylaws to/for the property at 6 MacArthur Drive, Millbury, Ma Map# 16, Lot# 112, Residential – III Zoning District, Duly Recorded in the Worcester County Registry of Deeds in Book# 53245, Page# 0378.**

Roll Call Initiated by (Chairman) Ken Perro;

Robert Simaranno (I), Michael Georges (I), Adam Kobel (I) and Ken Perro (I); Carried Unanimously 4 – 0.

7:30 PM: – Discussion of Advertising Fee Increase from \$110.00 to \$125.00 cont. from Wed., March 31st.

After research and under **Section 14.6 annual rate increases** **Adam Kobel** made a motion to approve the advertising rate increase from \$110.00 to \$125.00; the motion was second by **Michael Georges** present members were in favor and carried unanimously 4 – 0.

Roll call initiated by Chairman Ken Perro:

Harold Proodian (I), Robert Simmarano (I), Adam Kobel (I), Ken Perro (I) carried unanimously 4 – 0.

7:40 PM: – **New Business:**

Discussion of Reorganization was agreed to be discussed at the next scheduled Board of Appeals meeting.

7:45 PM: – Adjournment

Chairman Ken Perro entertained a motion to adjourn;

Harold Proodian made the motion to adjourn second by **Robert Simmarano.**

Roll call initiated by Chairman Ken Perro to adjourn:

Adam Kobel (I), Harold Proodian (I), Michael Georges (I), Ken Perro (I) carried unanimously 4 – 0.

(**Daniel Mezynski** logged off the hearing prior to an adjournment)

Next Scheduled Meeting: Wednesday, May 26th, 2021 @ 7:00pm

7:05 – Elite Home Builders for the property located at 19 Canal Street, Millbury, MA

7:35 – Anastasia Corey for the property located at 12 Carlstrom Lane, Millbury, MA

Respectfully submitted by Nancy Young and submitted to Town Clerk.

**Town of Millbury
Board of Appeals**

Paul Nigosian, Chairman
Ken Perro, Vice Chairman
Robert Simmarano, Clerk
Harold Proodian
Daniel Mezynski
Michael Georges
Adam Kobel, Alternate member




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Approval for Meeting Minutes from Wednesday, April 28th, 2021



Ken Perro, Chairman (FAVOR / OPPOSED / ABSTAIN)




Daniel Mezynski, Vice Chairman (FAVOR / OPPOSED / ABSTAIN)



Robert Simmarano, Clerk (FAVOR / OPPOSED / ABSTAIN)

Harold Proodian: (FAVOR / OPPOSED / ABSTAIN)

Michael Georges (FAVOR / OPPOSED / ABSTAIN)



Adam Kobel, First Alternate (FAVOR / OPPOSED / ABSTAIN)

Second Alternate, N/A (FAVOR / OPPOSED / ABSTAIN)