

Town of Millbury Board of Appeals

Ken Perro, Chairman
Daniel Mezynski, Vice Chairman
Robert Simmarano, Clerk
Harold Proodian
Michael Georges
Alternate member (N/A)



MUNICIPAL OFFICE BUILDING
127 ELM STREET
MILLBURY, MA 01527

RECEIVED
TOWN CLERK
2019 DEC 4 PM 3:38
MILLBURY, MASS.

Meeting Minutes Wednesday, September 11, 2019 7:00 pm

Board Members Present: Ken Perro (Chairman), Robert Simmarano (Clerk), Harold Proodian, Michael Georges

7:00 PM: – Ken Perro asked for a moment of silence in honor of those whom were afflicted by the actions that took place on September 11th 2001.

7:05 PM: – Official Call to Order

7:05 PM: – Michael & Nancy Boyle for the property located at 2 Skyview Drive, Millbury, Ma.

Mr. Michael Boyle explained to the board that he and his wife bought the property at 2 Skyview Drive back in June 2019 with an existing white vinyl stockade fencing at the left rear of the property that the previous owners had installed, it is eight (8) feet high, Mr. Boyle checked with the town and any fencing over six (6) feet high needs a permit and there was no permit on it, the Boyles would like to keep the fence, Mr. Boyle supplied to the board several pictures of the fencing (please see attached). Mr. Boyle talked to his neighbors and none of them seem to object to the fencing the Boyles also belong to the home owners association and the board said that they have no problem with it. The fence is sixty (60) feet from the curb so there is no blinded sight to the traffic. When he first looked at the property he thought eight (8) feet high was unusual so he asked the previous owners real estate agent to find out if there was a permit, they got delayed and they turned it over to the Boyles when they bought the house. Mr. Boyle talked to the building inspector where he had already talked to the previous owners about the fence and that Mr. Boyle needs to go to the BOA for the Special Use Permit. Ken Perro explained to Mr. Boyle that there is an alignment problem with the fence and that part of the fence is assumed to be on town property, however Mr. Boyle pointed out that the fence in question is on his property but that there is a separate fence on the other side of the property that is a 4 (four) foot chain link fence that is assumed to be on the town property, he already went and talked with a fence company and got an estimate to have it removed and additional white vinyl fencing installed on his property once he receives a final decision from the board he will have the chain link fencing removed.

Paul Stringham explained to the board of Mr. Boyle's situation and that he was duped by the previous owners and that to give Mr. Boyle at least a year to rectify the chain link situation because sometimes it's difficult to book a fencing company within a proper time frame.

Ken Perro entertained to close the public hearing; Harold Proodian made the motion second by Michael Georges carried unanimously 4 – 0.

Ken Perro entertained a motion on the white vinyl fence with a condition on the chain link fence that is on town property to approve; A Motion to approve a Special Use Permit was made by; Michael Georges, second by Harold Proodian to the applicants Michael & Nancy Boyle of 2 Skyview Drive, Millbury, MA for Vinyl Fencing that was previously installed by the previous owners, the fence is in excess of (6) six feet along the left rear of the property line at 2 Skyview Drive, Millbury, Ma Map# 10, Lot# 62, Suburban – IV Zoning District, Duly Recorded in the Worcester County Registry of Deeds in Book# 60568, Page# 23 with the Millbury Zoning Bylaws Section 35.7 Fences. Subject to the condition that on or before September 30th 2020 that the chain link fence, as discussed in the meeting, is moved off the town land back solely on to your property within all zoning setbacks and requirements and that the said white vinyl fencing is not to exceed the eight (8) feet in height and 6'4 lineal feet as presently constructed.

The Board voted unanimously 4 – 0

7:15 PM: – Meeting Minutes from Wednesday, July 31st, 2019.

Harold Proodian made a motion to approve the meeting minutes from Wednesday, July 31st, 2019 second by Robert Simmarano carried unanimously 4 – 0.

7:20 PM: – Vote to recommend to the Town Manager for a rate of pay adjustment for the BOA recording secretary.

Harold Proodian made a motion to approve the rate of pay adjustment for the BOA recording secretary Nancy Young second by Michael Georges carried unanimously 4 – 0.

7:35 PM: – Richard Stephens Waters Psy. D. for the property located at 121 Millbury Ave, Millbury, Ma.

Mr. Richard Stephen Waters went before the board to request to withdraw his application without prejudice so as could have the opportunity to file again sometime later in the year or early next year 2020.

Harold Proodian made a motion to approve Richard Stephen Waters to withdraw his application without prejudice so as he may have the opportunity to reapply at a later date; second by Michael Georges carried unanimously 4 – 0.

7:40 PM: Adjournment.

Harold Proodian made a motion to adjourn second by Robert Simmarano carried unanimously 4 – 0.

Next scheduled meeting: Wednesday, November 27th, 2019 @ 7:00pm.

Respectfully submitted by Nancy Young and submitted to Town Clerk.

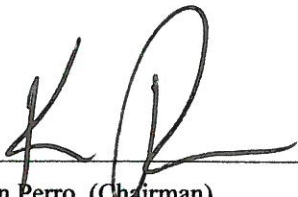
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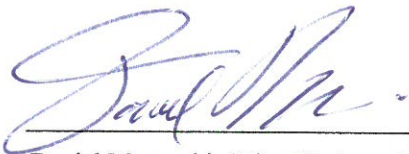


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Board of Appeals Approval Signatures Meeting Minutes from Wednesday, September 11th, 2019



Ken Perro, (Chairman)

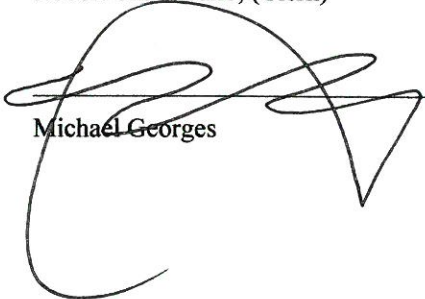


Daniel Mezynski, (Vice Chairman)

Robert Simmarano, (Clerk)



Harold Proodian



Michael Georges

N/A (Alternate)

Wednesday, September 11th, 2019



TOWN OF MILLBURY

ATTENDEE SIGN-IN SHEET

BOA HEARINGS WEDNESDAY, Sept. 28th, 2019

7:05pm: Michael & Nancy Boyle for 2 Skyview Drive

7:35pm: R. Stephens Waters PsD for 121 Millbury Ave.

PLEASE PRINT NAME

YOUR ADDRESS

ADDRESS OF THE HEARING ATTENDING

R. STEPHEN WATERS, PsyD. 121 Millbury Ave. Millbury, MA 01527