

**Town of Millbury
Board of Appeals**

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



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MUNICIPAL OFFICE BUILDING
127 ELM STREET
MILLBURY, MA 01527

**Meeting Minutes
Wednesday, December 15, 2021
7:00 pm**

In accordance with Chapter 40A of the Massachusetts General Laws and the Zoning Ordinances with the Town of Millbury, a public hearing will be held on Wednesday, December 15, 2021 at 7:05 p.m. through Millbury Public Access via Zoom under Meeting ID: 836 7717 9724 Link: <https://us02web.zoom.us/j/83677179724>
One tap mobile; +19292056099,,83677179724# or +13017158592,,83677179724#

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

7:00 PM: – Meeting Minutes from Wednesday, September 29th, 2021

Ken Perro entertained a motion to approve the meeting minutes from Wednesday, September 29th, 2021.

Michael Georges made a motion to approve the meeting minutes Second by; **Harold Proodian:** Carried 4 – 0.

Roll Call for approved Meeting Minutes from September 29th, 2021:

Michael Georges (I), Harold Proodian (I), Daniel Mezynski (I) and Ken Perro (I).

7:05 PM: – **Applicant David W. Perkins for the property located at 33 Sutton Road Millbury Ma:**

David Perkins are seeking a Dimensional Area Variance for the property located at 33 Sutton Road, Millbury, Ma, Map# 79, Lot# 36, Suburban – II Duly Recorded with the Worcester County Registry of Deeds in Book# 65567, Page# 143; The applicant is seeking to build a two (2) unit, three (3) bedrooms each Townhouse, this lot contains 21,500-sqft, the Millbury Zoning Bylaws require 40,000-sqft, the applicant is seeking a Dimensional Area Variance Section 23.32 for +/-18,500-sqft this relief will need to be granted by the Millbury Board of Appeals under MGL Chapter 40a under the Millbury Zoning Bylaws.

Present Abbuters:

Terry Burke Dotson of 20 Salo Terrace, Millbury
Jennifer Njoroge of 2 Laurel Drive, Millbury

7:30 PM: – **Ken Perro** entertained a motion to close the public hearing;

Harold Proodian made a motion to close the public hearing second by **Daniel Mezynski** carried unanimously 5 – 0.

Roll Call to close the public hearing:

Michael Georges (I), Adam Kobel (I), Harold Proodian (I), Daniel Mezynski (I) and Ken Perro (I).

7:35 PM: – **Ken Perro** asked board members if they had any further questions for the applicant, members had no further questions.

7:40 PM Ken Perro entertained a motion for the applicant David W. Perkins for the property located at 33 Sutton Road.

Motion: A Motion was made by; **Michael Georges**, second by **Harold Proodian** to approve a Dimensional Area Variance to the applicant **David W. Perkins** of 417 Greenwood Street, Millbury, Ma.

for the property located at 33 Sutton Road, Millbury, Ma Map# 79, Lot# 36, Suburban – II Zoning District, Duly Recorded with the Worcester County Registry of Deeds in Book# 65567, Page# 143.

The applicant, David W. Perkins, is seeking to build a two (2) unit, (2) two level, three (3) bedroom, drive under garage Duplex/Townhouse. The lot at 33 Sutton Road contains 21,500-sqft. the Millbury Zoning Bylaws require 40,000-sqft. for a three (3) bedroom duplex or 35,000-sqft. for a two (2) bedroom duplex, the applicant, David W. Perkins is seeking a Dimensional Area Variance Section 23.32 for +/-18,500-sqft for the 40,000-sqft. three (3) bedroom duplex plan this relief will need to be approved by the Millbury Zoning Board of Appeals under MGL Chapter 40a under the Millbury Zoning Bylaws.

Board Members Voted 4 – 1 Granting the applicant a Dimensional Area Variance approval.

Roll Call for Motion Granted:

Michael Georges (I), Harold Proodian (I), Daniel Mezynski (I) and Ken Perro (I).

7:45 PM: – Adjournment

With no further New Business Chairman Ken Perro entertained a motion to adjourn;

Daniel Mezynski made the motion to adjourn second by **Adam Kobel** carried unanimously 5 – 0.

Roll Call for the Adjournment:

Michael Georges (I), Adam Kobel (I), Harold Proodian (I), Daniel Mezynski (I) and Ken Perro (I).

Next Scheduled Meeting:

Wednesday, December 29th, 2021 – Holiday Season Cancellation

Wednesday, January 26th, 2022 – Bruce Firmin for 125 Wheelock Ave. via Zoom

Respectfully submitted by **Nancy Young** Millbury Board of Appeals Administrator

Town of Millbury Board of Appeals

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




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Board of Appeals Approval Signatures Meeting Minutes from Wednesday, December 15th, 2021




Daniel Mezynski, Vice Chairman



Michael Georges, Clerk



Harold Proodian



Adam Kobel, Alternate