

# Town of Millbury Board of Appeals

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



MUNICIPAL OFFICE BUILDING  
127 ELM STREET  
MILLBURY, MA 01527

2023 OCT -2 PM 2:09

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## Meeting Minutes Wednesday, April 26, 2023 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 was held on Wednesday, April 26, 2023 at 7:00 p.m. in the Large Conference Room at the Municipal Office Building of 127 Elm Street, Millbury, MA 01527

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

**Persons in Attendance:** Stefan Nakollari, Kevin Kieler, Robert Phillipo, Robin Donigian, Steve Donigian, Nancy Burbank, Daniel Piorkowski, Steve Wilbur, Lisa Bristol, Ray Peare and zoom attendees were Scott Despres and Fred Moseley.

**7:00 PM:** --Town Manager Sean Hendricks with administrative items. Sean joined the board via zoom to clear up the appointments that were scheduled to expire on June 30, 2023. The new appointments for the Board of Appeals members were set as follows for Fiscal Year 2024:

Ken Perro-5-year appointment  
Michael Georges-4-year appointment  
Harold Proodian-3-year appointment  
Daniel Mezynski-2-year appointment  
Robert Simmarano-1-year appointment and  
Adam Kobel-3-year appointment as an alternate

Town Manager Hendricks also informed the board that he is working on the changes to the Stantec Contract and should be finished with it very soon. This is being implemented so the board will have the support it needs once the 40 B application is received.

**7:05 PM:** -- Meeting Minutes from Wednesday, March 29, 2023

**Ken Perro** entertained a motion to approve the meeting minutes from Wednesday, March 29, 2023.

**Dan Mezynski** made a motion to approve the meeting minutes from Wednesday, March 29, 2023,

**Michael Georges** second the motion **Carried unanimously 5 – 0.**

**7:10 PM: -New Business** Michael Georges opened the public hearing.

**202 Main Street:** Kevin Keisler from Permit Solutions came in front of the board seeking the necessary variances to subdivide the parcel to build another house on the lot. After a discussion with the Board the applicant was allowed to withdrawn his application. Harold Proodian made a motion to close the public hearing and Adam Kobel seconded the motion. **Vote carried unanimously 5 – 0.** Harold Proodian made the motion to withdrawn the application. Adam Kobel seconded the motion.  
**Vote carried unanimously 5 – 0.**

**9 Lakewood Ave.** Michael Georges opened the public hearing at 7:50 pm. Steve Wilbur of Ramshorn Companies having a residential address of 228 N. Main Street came in front of the board on behalf of Steven and Robin Donigian of 9 Lakewood Ave. seeking a variance for a 480 sq. ft. addition with a 9 ft 2 inch set back due to street location and sewer easements.

Adam Kobel made the motion to close the public hearing seconded by Harold Proodian  
**Vote carried unanimously 5 – 0.**

Michael Georges made a motion to approve the variance for front yard set-back of 9.2 feet for 9 Lakewood Ave. map 23 lot 104. Adam Kobel seconded the motion. **Vote carried unanimously 5 – 0.**

**55 MacArthur Drive** Michael Georges opened the public hearing at 8:07 pm. Robert Phillipo came in front of the board as the owner of 55 MacArthur Drive seeking a special use permit for a non-conforming lot to construct a 24 x 24 2 car garage with the addition of 2 bedrooms, a small living room and a bathroom. Dan Mezynski made a motion to close the public hearing which was seconded by Harold Proodian. **Vote carried unanimously 5 – 0.**

Michael Georges made a motion to approve a special use permit to Robert Phillipo for the construction of a 24 x 28 ft two car garage map 23 lot 137 the motion was seconded by Adam Kobel.

**136 Park Hill Ave.** Michael Georges opened the public hearing at 8:19 pm. Ray Peare came before the board for a special use permit for the property located at 136 Park Hill Ave. for the addition of a two-car garage with utility room, new entry from garage and master bedroom above the garage on an existing non-conforming lot. Ray Peare presented the plans to the board for review. Dan Mezynski made a motion to close the public hearing with a second by Harold Proodian. **Vote carried unanimously 5 – 0.**

Michael Georges made a motion to approve the special use permit for the construction of a 30 x 24 ft addition map 13 lot 29 as shown on the plan presented. Adam Kobel seconded the motion. **Vote carried unanimously 5 – 0.**

**8:27 PM:** – Adjournment

With no further New Business Adam Kobel made a motion to adjourn; seconded by Dan Mezynski.







**Motion carried unanimously 5-0.**

**Next Scheduled Meeting:**

**Wednesday, May 31, 2023**

Respectfully submitted by Amy Riordan Millbury Board of Appeals Administrator

Minutes Approved and Accepted on September 27, 2023 by:

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