

**Board of Appeals
Meeting Minutes
Wednesday, October 25, 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, September 27, 2023 at 7:00 p.m. remotely through Zoom.us/download. The meeting was recorded and streamed by Millbury Public Access Cable Television. Chairman Ken Perro presided.

Present: Chairman Ken Perro, Dan Mezynski, Michael Georges, Harold Proodian, Robert Simmarano, Derek McGovern

Absent: Adam Kobel

7:05 p.m. Call to order

7:09 p.m. Roll Call of Board Members present, Adam Kobel absent

Meeting Minutes

Ken Perro entertained a motion to approve the meeting minutes of October 11, 2023

Harold Proodian made a motion to approve the meeting minutes of October 11, 2023, Michael Georges seconded, voted 3-0.

7:10 p.m. Public Hearing – 2 Momin Drive

Michael Georges opened the public hearing for 2 Momin Drive.

Jennifer Daniel, applicant is seeking a Special Use Permit to allow an increase in height and the continued use of the recently installed six foot fencing within 20 feet of the side and front property line. She stated that they bought the home in 2020 and a partial fence existed. They cleared trees and brush from the back corner of the property. They then hired a company to complete installation of the fencing connecting to the front side of the property abutting Momin Drive.

Chairman Perro inquired and Ms. Daniel confirmed that they will continue to maintain the brush and landscaping abutting Grafton Street.

Harold Proodian inquired and Ms. Daniel confirmed that the survey of the property has been completed. Harold Proodian inquired and Ms. Daniel confirmed that the fencing is on their property and not within the Town roadway.

Ron Floser, 96 Grafton Street, expressed concerns regarding the requirement of the homeowner to submit this application with the BOA. He believes the issue of any site lines is on the roadway hill and not the applicants fencing.

Building Inspector, Paul Stringham, detailed to the Board the current zoning enforcement laws. He conducts proactive enforcement as well as complaint research in Town.

Michael Georges made the motion to close the public hearing, Dan Mezynski seconded, roll call vote 5-0, voted unanimously.

Michael Georges made a motion to grant the Special Use permit to Eric & Jennifer Daniel, 2 Momin Drive, Millbury, Massachusetts, Map 47, Lot 65, Residential III, to allow an increase of height from 30 inches to 6 feet and continued use of recently installed six foot vinyl fencing within 20 feet of property lines, based on Millbury Zoning Bylaws Section 35.7 and Massachusetts General Law, Chapter 40A, including the condition to continue to maintain and remove the outcropping of brush on the property abutting Grafton St, Harold Proodian seconded, voted unanimously 5-0.

Harold Proodian made a motion to adjourn, seconded by Michael Georges, voted unanimously 5-0.
Meeting adjourned at 7:28 p.m.

Respectfully submitted,

Stephanie Collins, Millbury Board of Appeals Administrator

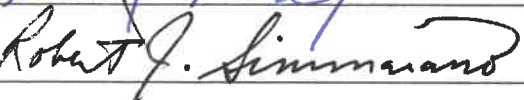
Attest:

 _____ Ken Perro, Chairman

 _____ Daniel Mezynski, Vice Chairman

 _____ Michael Georges, Clerk

 _____ Harold Proodian

 _____ Robert Simmarano

ABSENT _____ Adam Kobel

_____ Derek McGovern