

BOARD OF APPEALS

In accordance with Chapter 40A of the Massachusetts General Laws and the Zoning Ordinances of the Town of Millbury, a public hearing will be held in the hearing room of the Municipal Office Building, 127 Elm St, Millbury, MA on: Wednesday, May 26, 2021 at: 7:05 p.m.

To act on a petition from the applicant: Elite Home Builders of P.O. Box 1205, Westboro, MA is seeking a Special Use Permit for the property located at 19 Canal St., Millbury, Ma, Map# 45, Lot# 207A, B – I District Duly Recorded with the Worcester County Registry of Deeds in Book# 64812, Page# 312; The applicant is seeking a **Special Use Permit** for a dimension height variance to construct a three (3) story – 59 Unit Multi-family building with four (4) detached garages; Multi-family uses in this B-1 District will require a Special Use Permit granted by the planning board in accordance with Section 25.21 and a site plan review under Section 12.4 also by the planning board. Under the Millbury Zoning Bylaws Section 25.3 max allowable building height is 30-ft for residential uses and 40-feet for non-residential uses, Elite Home Builders plan has a building height of 39'- 1-1/8" in excess of the required 30-ft for residential uses but under the 40-ft for other uses the **Special Use Permit** will need to be granted by the Millbury Board of Appeals under MGL Chapter 40a under the Millbury Zoning Bylaws.

All interested parties are invited to attend.

Due to Covid-19 pandemic and associated State of Emergency this meeting will be streamed live by the Millbury Public Access Cable and Via Zoom.

Zoom: <https://us02web.zoom.us/j/85616002216> Meeting ID: 856 1600 2216

One Tap Mobile Numbers:

+1 301 715 8592,, 856 1600 2216# or +1 929 205 6099,, 856 1600 2216#

Ken Perro, Chairman

Millbury Board of Appeals

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MILLBURY, MASS