

**Millis Zoning Board of Appeals
January 30, 2013
Veterans Memorial Building
Room 130**

BOARD MEMBERS PRESENT:

Chairman Peter Koufopoulos, Member, Donald Roman, and Jeffrey Butensky

The Zoning Board of Appeals meeting was opened at 7:30 pm.

Public Hearing:

Morgan & MaryAnn Stetson:

The Board opened the hearing for the applicant Morgan and MaryAnn Stetson property located at 107 Pleasant St., Map #34, Parcel 040, R-V Zone.

The applicant submitted a letter seeking a continuation for this application until the next scheduled hearing date.

The applicant is seeking a finding under Section IX that the demolition and removal of an existing three family residential structure and rebuilding a new three family structure on existing footprint.

On a motion made by Don Roman and seconded by Jeff Butensky, the Zoning Board of Appeals voted unanimously to continue the hearing for 107 Pleasant St. until February 27, 2013 at 7:30 pm.

The secretary will send out letter to abutters.

Public Hearing:

Dean Sommese, 9 Rolling Meadow Dr.:

Chairman Koufopoulos called the hearing to order at 7:45 p.m.

Member Roman read the petition into the record.

The application was filed with the office of the Millis Town Clerk.

The petition for a Special Permit for applicant, Dean Sommese, for property located at 9 Rolling Meadow Dr., Map# 15, Parcel # 68, Zoning District R-S Millis, Massachusetts.

The applicant is seeking a Special Permit under Section V #2 to use existing dwelling for up two (2) lodging units.

Notice of the application was published in the Milford Daily News.

A public hearing in accordance with said notice was held on January 30, 2013 at 7:45 p.m. in the Veterans Memorial Building, Room 130. Notice of the hearing was provided to the petitioners,

abutters, and appropriate town boards and officials. Notice of the hearing was posted in the Veterans Memorial Building.

Additional Documentation:

There was a memo dated January 15, 2013 from Scott Moles, Millis Health Director.
A violation letter from the Building Inspector dated December 14, 2012.
Copy of the Declaration of Restrictions dated September 18, 2002.

Abutters Speaking in Opposition:
Jennifer Farrar, 7 Rolling Meadow Dr.

Mr. Roman moved to close the hearing. Mr. Butensky seconded the motion. So voted the Board unanimously.

Mr. Roman moved to deny the following Special Permit to existing dwelling for up to two lodging units for Dean Sommese for property located at 9 Rolling Meadow Dr., Map 15, Parcel 68 subject to provisions of the Millis Zoning Bylaw Under Section V #2.

Mr. Butensky seconded the motion. The Board voted unanimously to deny the two lodging units.

The Millis Zoning Board of Appeals finds:

1. The request is not desirable to the public convenience or welfare.
2. The request will impair the integrity and character of the district and will be detrimental to the health, morals or welfare.
3. The granting would be in conflict with the Declaration of Restrictions for Ridge Farm Estates dated September 18, 2002.

The applicant does meet the requirements necessary for granting of a Special Permit for two lodging units for property located at 9 Rolling Meadow Dr., Map #15, Parcel #68 pursuant to Section V Special Permit (#2), of the Town of Millis Zoning Bylaw.

Voting on this petition was: Peter Koufopoulos, Donald Roman and Jeff Butensky.

Payment of Bills:

On a motion made by Don Roman and seconded by Jeff Butensky, the Zoning Board of Appeals voted unanimously to sign and pay the bills as submitted.

Minutes:

On a motion made by Don Roman and seconded by Jeff Butensky, the Zoning Board of Appeals voted unanimously to accept the minutes from December 12, 2012 with the noted revisions.

Adjourn:

On a motion made by Don Roman and seconded by Jeff Butensky, the Zoning Board of Appeals voted unanimously to adjourn the meeting at 8:30 pm.

Respectfully Submitted,

Amy Sutherland

Approved February 27, 2013