

Town of Millis
Zoning Board of Appeals Meeting
7:30 PM, Wednesday, January 27, 2016
Room 130

Notice of Meeting
&
AGENDA
(revised 12/29/15)

The Zoning Board of Appeals will hear the following application on Wednesday, January 27, 2016, in the Veterans Memorial Building, Room 130:

7:30 pm Continuation Hearing: Kensington Place:

The Board will hold a continuation public hearing on the application filed by Kensington Place, LLC for the property located at 43 Van Kleeck Road, Map #19, Parcels 105 and 115, Residential (R-V) zoning district and Ground Water Protection district. The applicant is seeking a Comprehensive Permit to allow for the construction and maintenance of a 12- unit homeownership, single-family affordable housing project with appurtenances.

8:00 pm Public Hearing: NERP Holdings and Acquisitions:

The Board will hold a public hearing for petition filed by NERP Holdings and Acquisitions Co. LLC, for property located at 1313-1319 Main Street, Map #22, Parcel 4 & 6, I-P-2 Zone. The applicant is seeking the following:

Section VIII Off-Street Parking and Loading Regulations:

The applicant is proposing to construct a total of 76 spaces (relief sought for 41 spaces) and also proposing a driveway width of 34 ft. at its narrowest point and 63.2 ft. at its intersection with the front lot line.

Section III Definitions Parking Space:

The applicant is requesting a dimension of 10 ft. in width and 20 ft. in length containing 200 sq. ft.

Section VII Signs:

The applicant is requesting a wall sign with dimensions of 18 ft. wide by 6 ft. high (108 sq. ft) and a sign set back of twenty feet in order to avoid conflicts with vehicular circulation on the site.

8:30 pm: Public Hearing: Pine View Condominium Trust:

The Board will hold a public hearing at 8:30 pm for petition filed by Pine View Condominium Trust, for property located at 1-33 Pine View, Map #28, Parcel 26, R-V Zone. The trust would like a variance/finding to rebuild the existing porches to 10'(width) x 14'(length), and also seeking a setback variance since the following units do not meet the 50' requirement. The following units are 4- (11'), 5-(28'), 6-(29'), 7-(33'), 8-(31'), 9-(42'), 10-(39'), 11-(39'), 12-(39'), 13- (43'), 22-(13'), 23-(31'), 33-(18').

8:45 pm: Appeal of Decision: Sophia Sgourakas:

The Board will hold a hearing at 8:45 pm for an appeal filed by Sophia Sgourakas of the decision of the Zoning Enforcement Officer, for property located at 35 Bullard Lane, Map #6, Parcel #8. The appellant requests that the noncommercial keeping of horses be discontinued, that the accessory building for the keeping of horses be removed and that the detached accessory building located in the front yard of the property to be removed.

Acceptance of Minutes:

- December 15, 2015 Minutes

Other Business:

- Bills
- Secretary Payroll
- Other business which may come in front of board