

**Millis Zoning Board of Appeals
March 14, 2012
Veterans Memorial Building
Room 104**

BOARD MEMBERS PRESENT:

Chairman Peter Koufopoulos, Vice Chairman, Joseph Coppola; and Member, Donald Roman

The meeting was opened the meeting at 7:30 pm.

Public Hearings:

The Zoning Board of Appeal will hear the following petitions requesting relief from the Millis Zoning Bylaws, Wednesday, March 14, 2012, in the Veterans Memorial Building, Room 130.

Public Hearing:

Chairman Koufopoulos called the hearing to order at 7:30 p.m.

The application was filed with the office of the Millis Town Clerk, for the petitioner, Nate and Noreen Tobin for property located at 63 Island Road, Map# 16, Parcel #48, R-V Zone.

The petitioner is seeking a finding under Section IXB, of the Millis Zoning Bylaw (Nonconforming Uses, Structures and Lots that that the construction of a 16' by 24' attached garage with family room will not be more detrimental to the neighborhood.

The petitioner is also seeking a special permit under Section XIII O. Accessory Family Unit to allow for an in-law apartment for mother.

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

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.

Member Roman read the petition and supporting information into the record.

No other correspondence was received.

The applicant Nate and Noreen Tobin were present.

The Board members reviewed the plan and it was explained that the accessory family unit is only for the mother Maureen Flaherty.

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

Mr. Coppola moved to grant a finding under Section IXB, non-conforming uses, structures and lots that the construction of a 16' by 24' attached garage with family room will not be more detrimental to the neighborhood and also the Special Permit for Nate and Noreen for property located at 63 Island Street, Map #16, Parcel #48. This Special Permit will be for an Accessory Family Unit for Maureen Flaherty as referenced in the Millis Zoning Bylaw under Section XIII (O) , Mr. Roman seconded the motion. So voted the Board unanimously.

The requirements for the granting of a granting of a finding, as outlined in M.G.L. c. 40 A, Subsection 6 are (a) Pre-existing non-conforming structures or uses may be extended or altered, provided, that no such extension or alteration shall be permitted unless there is a finding by the permit granting authority designated by ordinance or by-law, and (b) That such change or alteration shall not be substantially more detrimental than the existing non-conforming use to the neighborhood.

Therefore, the Millis Zoning Board of Appeal votes unanimously to find for property located 63 Island Road, Map# 16, Parcel #48 that the proposed 16' by 24' attached garage with family room shall not be substantially more detrimental to the neighborhood.

Therefore, the applicant does meet the requirements necessary for granting of a Special Permit for and Accessory Family Unit Apartment for property located at 63 Island Road, Map #16, Parcel #48 pursuant to Section XIII Special Permit (O) Accessory Family Unit, of the Town of Millis Zoning Bylaw.

The Millis Zoning Board of Appeals finds that the request is not unreasonable and would be on benefit to the general community. The proposed change and alteration will not be substantially more detrimental to neighborhood.

Radio Frequency:

Chairman Koufopoulos called the hearing to order at 7:40 p.m.

The application was filed with the office of the Millis Town Clerk, for petitioner, Radio Frequency Company, Thomas James CEO for property located at 150 Dover Road, Map# 51, Parcel #16.

The petitioner is seeking a finding under Section IXB, of the Millis Zoning Bylaw (Nonconforming Uses, Structures and Lots that a proposed 9,225 sf. addition to the existing industrial building will not be more detrimental to the neighborhood.

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

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.

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Member Roman read the petition and supporting information into the record.

No other correspondence was received.

The applicant Thomas James was present.

The Board members reviewed the plan, which were completed by Paul Truax, P.E. from GLM Engineering Consultant, Inc.

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

Mr. Coppola moved to grant a finding under Section IXB, non-conforming uses, structures and lots that the 9,225 square foot addition to the existing industrial building will not be more detrimental to the neighborhood, Mr. Roman seconded the motion. So voted the Board unanimously.

The requirements for the granting of a granting of a finding, as outlined in M.G.L. c. 40 A, Subsection 6 are (a) Pre-existing non-conforming structures or uses may be extended or altered, provided, that no such extension or alteration shall be permitted unless there is a finding by the permit granting authority designated by ordinance or by-law, and (b) That such change or alteration shall not be substantially more detrimental than the existing non-conforming use to the neighborhood.

The Millis Zoning Board of Appeals finds that the building is currently pre-existing and is non-conforming. The request is not unreasonable and would be on benefit to the general community. The proposed change and alteration will not be substantially more detrimental to neighborhood.

Therefore, the Millis Zoning Board of Appeal votes unanimously to find for property located at 150 Dover Road, Map# 51, Parcel #16 that the proposed 9,225 square foot addition to the existing industrial building shall not be substantially more detrimental than the existing non-conforming use to the neighborhood..

Minutes:

On a motion made by Don Roman and seconded by Joseph Coppola, the Zoning Board voted unanimously to accept the minutes of November 30, 2011.

Bills:

On a motion made by Charlotte McEnroe and seconded by Don Roman, the Zoning Board of Appeals voted unanimously to sign the bills.

Adjourn:

On a motion made by Charlotte McEnroe and seconded by Don Roman, the Zoning Board voted unanimously to adjourn the meeting at 8:15 pm.

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Respectfully Submitted,

**Amy Sutherland
Recording Secretary**

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