

**Millis Zoning Board of Appeals  
December 13, 2012  
Veterans Memorial Building  
Room 130**

**BOARD MEMBERS PRESENT:**

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

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

The petitioner Femion Mezini filed an application with the office of the Millis Town Clerk, the for property is located at 714 and 720 Main Street, Map# 24, Parcel #107 & 108.

The petitioner is seeking a finding under Section IXB, non-conforming uses, structures and lots for the construction of two single family homes on Lots for 714 and 720 Main Street 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.

Chairman Koufopoulos called the public hearing for Femion Mezini to order at 7:30 p.m.

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

The following documents were entered into the record:

- A letter dated December 10, 2012 from abutter John Harcovitz in support of finding.
- A letter dated March 9, 2012 from Board of Health.
- A letter dated July 3, 2012 from Board of Health.
- Copy of the Building Permit dated July 18, 2012.
- Copy of plan from Merrikin Engineering, LLP dated December 7, 2012.

The applicant Mr. Mezini was present.

The Board members reviewed the plan from Merrikin Engineering, LLP entitled Sketch B Plan of Land 714 & 720 Main Street dated December 6, 2012. The Board would like the setback requirements to be met with 40 foot frontage and 20 foot side setback.

There were no abutters present.

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

Mr. Roman moved to grant a finding under Section IXB, non-conforming uses, structures and lots that the construction of two single family dwellings on Lots #107 and #108 as referenced on

plan entitled 714 & 720 Main Sketch B Plan of Land dated December 6, 2012 will not be more detrimental to the neighborhood, Mr. Skenderian seconded the motion. So voted the Board unanimously.

### **OPINION/DECISION**

The requirements for the 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:

1. The request is not unreasonable and would be on benefit to the general community.
2. 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 714 and 720 Main Street, Map# 24, Parcel #107 &108 that the construction of two single family dwellings will not be more detrimental to the neighborhood.

### **Payment of Bills:**

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

### **Adjourn:**

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

**Respectfully Submitted,**

**Amy Sutherland**