

**Millis Zoning Board of Appeals
February 27, 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 continued hearing for the applicant Morgan and MaryAnn Stetson property located at 107 Pleasant St., Map #34, Parcel 040, R-V Zone.

Vice Chairman read the petition into the record. Including in this was a letter from the Building Inspector regarding the cease and desist order. The Board is also in receipt of a letter from the Board of Assessors confirming that the home has been designated and assessed as a three family for 25 years.

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.

The applicant provided plans of what she is proposing.

The Chairman wanted it noted that the application references this property as R-V, but in fact it is R-S.

This building was last occupied in 1993.

This property would be considered abandoned based on the definition in the Town of Millis Zoning Bylaws.

The Board communicated that since this property has been abandoned they would only be able to allow for a single family. They have no power al allow a multi-family.

The applicant was also advised that she could go to town meeting to change the use, but this would require a town meeting.

Abutter, 89 Spencer St:

This applicant is concerned about the cut through traffic. There is a blind corner. Another concern is that a three family would make this parcel extremely congested.

Mrs. Stetson was informed that another option is she could have an in-law but it would not be rentable. It would need to be a family member.

Mrs. Stetson responded that it is her intent to get her brother to live with them.

Mrs. Stetson wanted to request a continuation to seek legal counsel.

Mrs. Stetson wanted to rescind her request for a three family and is now requesting a two family.

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 April 10, 2013 at 7:30 pm.

Public Hearing:

Francis Kingsley, 625 Main St.:

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

The application was filed with the office of the Millis Town Clerk by the petitioner Francis Kingsley, for property located at 625 Main Street, Map#25, Parcel #65.

The petitioner seeks an amendment to a variance issued in 1986 allowing a single family dwelling unit to change the usage to management consultant, real estate brokerage and insurance.

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.

A memo dated January 22, 2013 from the Millis Building Commissioner was read into the record.

Mr. Kingsley along with three employees were present.

The petitioner seeks to amend the previous variance pursuant to Section V Use Regulations, Table 1 to place an accounting and financial consulting business in the building. The nature of the work is similar in all aspects to the current variance.

The Board members reviewed the application and viewed a photograph of the site.

It was indicated that the original variance was not recorded.

The members discussed that the original variance in use is similar to what is currently being requested.

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

Mr. Roman moved to grant an amendment an amendment to the variance from August 11, 1986 with a condition that there will only be five full-time employees, Mr. Butensky seconded the motion. So voted the Board unanimously.

The Millis Zoning Board of Appeals finds:

1. The request is not unreasonable and would be a 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 grant an amendment to the variance for property located at 625 Main Street, map 25, Parcel 65, pursuant to Section V Use Regulations, Table 1.

Voting on this petition were: 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 January 30, 2013 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 April 10, 2013