

**Millis Zoning Board of Appeals  
October 21, 2014  
Veterans Memorial Building  
Room 130**

**BOARD MEMBERS PRESENT:**

Chairman Peter Koufopoulos, Member, Donald Roman, Donald Skenderian and Member Jeff Butensky

**857 Main Street Public Hearing:**

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

Member Roman read the petition into the record.

The Board will hold a public hearing for the petition filed by applicant, Needham Bank, for property located at 857 Main Street., Map #24, Parcel 54, C-V,MCEOD Zone.

The applicant is seeking a determination that the proposed redevelopment of the existing non-conforming site from an auto repair facility to a bank with a drive-up window, along with all appurtenant work is not substantially more detrimental to the neighborhood than the existing use, including specific determinations relative to dimensional non-conformities of the lot, parking and the partially continued non-conforming use of driveway/parking areas within 15 ft. of the street lot lines; and/or variances necessary to address the various non-conformities due to insufficient lot area, lot frontage and lot depth, parking areas.

The applicant seeks to demolish most of the site and want to construct a new community bank (Needham Bank) branch with a drive-up window, along with appurtenant driveways, parking areas, utilities and landscaping.

The following was entered into the record:

- The Element Group View from Southeast dated 9/15/14.
- Needham Bank, proposed sign dated 9/15/14
- Needham Bank prepared by Merrikin Engineering, LLP dated September 16, 2014.
- Traffic Impact Analysis received

**On a motion made by Don Roman and seconded by Don Skenderian, the Board voted unanimously to accept the traffic study as written.**

Mark Rosenfeld spoke on behalf of the plans. They are representing Needham Bank. The goal is to redevelop this site. The two mechanisms to do this is to grant a determination regarding the alterations or through a variance. The Senior Vice President, Architect, Transportation Consultant, and landscape architect were present.

Senior Vice President, Charlie Steeles spoke about the history of the bank and how it was founded in 1892. This is a mutual bank owned by depositors. They service 146 communities.

This project will provide positive fiscal benefit to the town. The bank provided and supports civic activities through the towns. This property is going to be leased and not owned.

Engineer Merriken, explained the site plan. The existing conditions were of a former gas station and auto station. The existing building has an old car wash lane. This has not been in use for 8 years. The auto repair is in use. The bank is proposing to demolish all buildings. The underground tanks have been removed. There is monitoring on site and this will continue.

The lot is non-conforming. The lot is small on frontage and lot area and is short on depth. The dimensional requirements are met. There is parking non-conformities. Since the lot is non-conforming, the bank proposes four curb cuts. The proposal is to close the two curb cuts closest to the intersection. There will be 16 parking spaces with a single drive up ATM, window and full escape lane.

Member Koufopoulos noted that the drive-up window at Dunkin Doughnuts has issues

Mr. Merriken noted that the bank drive-up is different from Dunkins. There will only be a two car queue up. There will be signage added indicating no left turn and directing vehicles to Plain Street. There is an exit to the right. There will be water and sewer on site. An infiltration system will be added. The proposed building meets the setbacks. The applicant will be reducing the impervious and will be replacing the existing fence with a 6 foot vinyl fence. Mr. Merriken indicated that under Chapter 40 A section 6, this change is permissible and they would like a variance to address non-conforming.

Member Roman indicated that he appreciates the presentation, but site plan and other components are planning board issues. The Zoning Board needs to determine the non-conforming finding or issue a variance. This site was a shell gas station and then a car wash was added, the use of property was abandoned.

Dan Merriken responded that this was never abandoned. The affidavit was provided to prove there was auto repair on site.

The property owner on the other side is fine with what is being proposed.

There was a question about if the monitoring will be continued. The monitoring will be continued and required by Department of Environmental Protection.

**Traffic:**

The traffic engineer conducted manual and mechanical counts on Main Street. The traffic operates below standard. The proposed site will see a reduction in net activity. The banks use and peak hours will have 30-35 transactions per hour, 60 trips per hour and a 1/3 of those trips go to ATM. This is 10 -12 transactions through drive through in an hour. The traffic concern is in regards to those people traveling east.

The Zoning Board of Appeals thinks that the variance might be the way to proceed with this application.

**Continuation:**

**On a motion made by Mr. Roman and seconded by Mr. Butensky, the Board voted unanimously to continue the public hearing until November 19, 2014 at 7:45 pm.**

**MINUTES:**

**September 16, 2014:**

**On a motion made by Mr. Roman and seconded by Mr. Butensky, the Board unanimously to accept the minutes from September 16, 2014.**

**Bills:**

**On a motion made by Mr. Roman and seconded by Mr. Butensky, the Board unanimously to sign and pay bills.**

**Adjourn:**

**The meeting adjourned at 8:30 pm.**

**Respectfully Submitted,**

**Amy Sutherland**

**Approved November 19, 2014**