

**Millis Zoning Board of Appeals  
May 20, 2014  
Veterans Memorial Building  
Room 130**

**BOARD MEMBERS PRESENT:**

Chairman Peter Koufopoulos, Member, Donald Roman, Member Jeff Butensky  
And Alternate Member Skip Coppola.

**Public Hearing:**

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

The application for Richard Luppino was filed with the office of the Millis Town Clerk, for property located at 128 Norfolk Road, Map# 39, Parcel #19, R-S Zone.

The petitioner is seeking a finding that the construction of a 14 ft. by 14 ft. deck and a Special Permit for an Accessory Family Unit 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.

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

The petitioner was present.

Wayne Carlson did present a revised map dated May 1, 2014 along with a photograph of the proposed site.

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

Mr. Roman moved to grant a finding that the construction of a 14 ft. by 14 ft. deck and also an Accessory Family Unit for Richard Luppino for father (Ernest Pratt)property located at 128 Norfolk Road, Map #39, Parcel #19., Mr. Butensky 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:

1. The current home is currently pre-existing and non-conforming.
2. The request is not unreasonable.
3. The proposed change and alteration will not be substantially more detrimental to neighborhood.

Therefore, the Millis Zoning Board of Appeal votes unanimously finding under Section IX B the construction of a 14 ft. by 14 ft. deck for property located at 128 Norfolk Road, Map# 39 Parcel #19, will not be more detrimental to the neighborhood.

Therefore, the applicant does meet the requirements necessary for granting of a Special Permit for an Accessory Family Unit Apartment for property located at 128 Norfolk, Map #39, Parcel #19 pursuant to Section XIII Special Permit (O) Accessory Family Unit, of the Town of Millis Zoning Bylaw.

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.

**Public Hearing:**

**Varga 4 Cedar St.:**

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

Mr. Varga filed an application with the office of the Millis Town Clerk, for property located at 4 Cedar Street, Map# 31, Parcel #52, R-S Zone.

The petitioner is seeking a finding that a 24ft. x 36ft. proposed accessory building will not be more detrimental to the neighborhood.

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

A public hearing in accordance with said notice was held on May 20, 2014 at 7:45 p.m. in the Veterans Memorial Building, Room 130.

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.

Wayne Carlson was present to represent Kurt Varga.

The Board members reviewed the plan.

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

Mr. Roman moved to grant a finding for the 24 ft. by 36 ft. proposed accessory building for property located at 4 Cedar Street, Map #31, Parcel #53., Mr. Butensky seconded the motion. So voted the Board unanimously.

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 current home is currently pre-existing and non-conforming.
2. The request is not unreasonable.
3. The proposed change and alteration will not be substantially more detrimental to neighborhood.

Therefore, the Millis Zoning Board of Appeal votes unanimously finding under Section IX B that the 24 ft. by 36 ft. proposed accessory building for property located at 4 Cedar Street, Map# 31 Parcel # 52, will not be more detrimental to the neighborhood.

#### **Information Seeking, Tuckerdale:**

Mr. Terrara was present at the meeting to speak on behalf of his son. Mr. Terrara informed the Zoning Board that his son was awarded a condominium in the Tuckerdale lottery. They met with Mr. McDonough and received a letter confirming their reduced rate. Mr. McDonough wanted to make changes to the unit at an added \$8,000.

The Zoning Board communicated that the units were voted on based on the original plan. Mr. McDonough is not allowed to change the initial plan. The State sets the price and it was advertised with the noted price and if anything changes, the applicant must come to the board for a change in plan.

#### **Minutes:**

- **On a motion made by Don Roman and seconded by Jeff Butensky, the Board voted unanimously to approve the minutes from April 9, 2014.**

#### **Special Permits 2014:**

The ZBA voted to approve the special permits for 2014 and the secretary will send out the letters in July, 2014.

#### **Adjourn:**

**The meeting adjourned at 8:00 pm.**

**Respectfully Submitted,**

**Amy Sutherland**

**Approved August 19, 2014**