

**Millis Zoning Board of Appeals  
August 19, 2014  
Veterans Memorial Building  
Room 130**

**BOARD MEMBERS PRESENT:**

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

**Public Hearing:**

**29 Acorn Street:**

Chairman Koufopoulos called the hearing to order at 7:30 pm

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

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

A public hearing in accordance with said notice was held on August 19, 2014 at 7:30 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.

The petitioners were present.

The Board members reviewed the plan.

The Board noted that the application did not appear to meet the requirements for a variance as the petitioner was proposing to create non-confirming lots by subdividing an existing conforming parcel.

Attorney Rosenfeld requested a withdrawal without prejudice.

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

Mr. Roman moved to accept the request for withdrawal without prejudice for Mike and Tina Giampietro for property located at 29 Acorn Street. Mr. Skenderian 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.

Therefore, the Millis Zoning Board of Appeal votes unanimously to accept the request for withdrawal without prejudice for Mike and Tina Giampietro for property located at 29 Acorn Street.

**352 Village Street:**

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

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

Mr. Bethony was present.

By application filed with the office of the Millis Town Clerk.

The petitioner is seeking a finding that the demolition and reconstruction of the structure located at 352C Village 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.

The petitioner was present; one abutter was present.

The Board members reviewed the plan.

The abutter asked if a gas line was to be installed at the new structure. The applicant stated that no gas line would be installed.

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 demolition and rebuilding of 352C Village Street on the existing foundation will not be more detrimental to the neighborhood. The replacement structure is not to be serviced by either gas or propane, 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 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 finding under Section IX B that the demolition and rebuilding of 352C Village Street on the existing foundation will not be more detrimental to the neighborhood for property. A condition added is that this will not be serviced by natural gas or propane

**430 Village Street:**

Chairman Koufopoulos called the hearing to order at 8:00 p.m.

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

Wayne Carlson was present to represent the applicant.

The petition filed was by applicant, Roche's Building Co.Inc. for property located at 430 Village Street, Map #43, Parcel 03, R-S Zone.

The applicant is seeking a finding that the construction of a new home 41' x 41' will not be more detrimental.

The Board was asking wanted clarity on who has been residing in the in the home to determine if it would be considered abandoned which would require a variance.

The representative asked to continue the hearing until the next meeting to gather this information.

Mr. Roman moved to continue the hearing until September 16, 2014 at 7:30pm, Mr. Butensky seconded the motion. So voted the Board unanimously.

**Minutes:**

- **On a motion made by Don Roman and seconded by Jeff Butensky, the Board voted unanimously to accept the minutes from May 20, 2014.**

**Adjourn:**

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

**Respectfully Submitted,**

**Amy Sutherland**

