

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

**BOARD MEMBERS PRESENT:**

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

**350 Village Street Public Hearing:**

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

Wayne Carlson was present representing the applicant.

The petitioner, Roche's Building Co.Inc. filed an application with the office of the Millis Town Clerk, for property located at 430 Village Street, Map# 43, Parcel #03, R-S Zone.

By

The petitioner is seeking a finding that the construction of a new home 41' by 41' at 430 Village Street 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 August 19, 2014 and was continued to September 16, 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.

Member Roman read the petition and supporting information into the record. This included an email from the Building Commissioner, Michael Giampietro. A copy of electric and gas bills were also entered into the record.

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 that the construction of a new home 41' by 41' at 430 Village Street will not be more detrimental to the neighborhood. Mr. Butensky seconded the motion. So voted the Board unanimously.

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**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 finding under Section IX B that the construction of a new home 41' by 41' at 430 Village Street will not be more detrimental to the neighborhood .

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**MINUTES:**

**August 19, 2014:**

On a motion made by Mr. Roman and seconded by Mr. Butensky, the Board unanimously to accept the minutes from August 19, 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**