

**Millis Zoning Board of Appeals
May 19, 2015
Veterans Memorial Building
Room 130**

BOARD MEMBERS PRESENT:

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

Public Hearing: 16 Parnell Street:

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

The application was filed with the office of the Millis Town Clerk, for the petitioner, Roche's Building Co. Inc for property located at 16 Parnell Street, Map# 24, Parcel #87, Zoning District RV. The petitioner is seeking a finding under Section IXB, non-conforming uses, structures and lots that that the construction of a new home 38' x 26' on existing lot 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 19, 2015 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.

No other correspondence was received.

Wayne Carlson was present representing the applicant.

The Board members reviewed the plans and photographs of the existing home.

There were no abutters were present.

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

Mr. Roman moved to grant a finding under Section IXB, non-conforming uses, structures and lots that the construction of a new home 38' x 26' on existing lot will not be more detrimental to the neighborhood, Mr. Skenderian seconded the motion. So voted the Board unanimously.

OPINION/DECISION

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 and would be on benefit to the general community.
3. The proposed change and alteration will not be substantially more detrimental to neighborhood.

Therefore, the Millis Zoning Board of Appeal votes unanimously to find for property located at 16 Parnell Street, Map# 24, Parcel #87 that the that the construction of a new home 38' x 26' on existing lot will not be more detrimental to the neighborhood.

107 PLEASANT STREET EXTENSION:

The Zoning Board is in receipt of the following documents:

- Letter dated April 28, 2015 – Extension for time request 107 Pleasant Street.
- Copy of decision from Zoning Board of Appeals dated May 15, 2013 and register April 28, 2015.
- Certification from Town Clerk dated April 22, 2015.
- Copy of the Zoning Bylaw regarding Abandonment.
- Copy of obituary.
- A letter from Board of Selectmen dated March 18, 2014.

Mr. & Mrs. Stetson were present.

The Vice Chairman read the cover letter into the record.

The resident is seeking an extension for 107 Pleasant Street due to circumstances which occurred during 2013.

The request is that the permit be extended for six months to November 16, 2015.

The members reviewed the presented documents.

On a motion made by Donald Roman and seconded by Donald Skenderian, the Board voted unanimously to extend the approved finding for property located at 107 Pleasant Street for the construction of a single family dwelling within the existing footprint.

Public Hearing: 7 Pleasant St.:

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

The applicant is seeking a Special Permit under Section V, Table 1 Use Regulations Agricultural 6 Section 1XB, for property located at 7 Pleasant Street to be allowed to have a dog daycare.

By application filed with the office of the Millis Town Clerk, the petition is seeking a Special Permit for applicant, Cynthia Kilham, for property located at 7 Pleasant Street, Map# 23, Parcel

155, Zoning District C,C-V Millis, Massachusetts. The public hearing notice of the application was published in the Milford Daily News on April 28th and May 5, 2015.

A public hearing in accordance with said notice was held on May 19, 2015 at 8:00 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 into the record.

The applicant Cynthia Kilham was present at the hearing.

There were no abutters present.

The information was reviewed by the Zoning Board of Appeals.

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

Mr. Roman moved to approve a Special Permit under Section V, Table 1 Use Regulations Agricultural 6 Section 1XB, for property located at 7 Pleasant Street to be allowed to have a dog daycare with the noted conditions below, Mr. Butensky seconded the motion.

The Board voted unanimously to approve the Special Permit under Section V, Table 1 Use Regulations Agricultural 6 Section 1XB, for property located at 7 Pleasant Street to be allowed to have a dog daycare with the noted conditions.

OPINION/DECISION:

The Millis Zoning Board of Appeals includes the following conditions:

1. The Dog Day Care will be open from 9:00 am to 4:00 pm, seven days
2. The owners will use bark collars at times to avoid any excessive barking.
3. The owners will maintain a high level of cleanliness and pick up and remove all dog waste on a daily basis.
4. There will be a maximum of 40 dogs on site at any time and there will be at least two people with the dogs at all times.

Therefore, the applicant does meet the requirements necessary for granting of a Special Permit to allow under Section V, Table 1 Use Regulations Agricultural 6 Section 1XB, for property located at 7 Pleasant Street to be allowed to have a dog daycare with the noted conditions.

TUCKERDALE:

The Board was provided with a series of emails regarding occupancy at 1 Tuckerdale Way. The applicant is seeking release of final two units due to hardship of closing delay. The bond will be \$7,500.

On a motion made by Don Roman and seconded by Jeff Butensky, the Board unanimously votes the following:

Accept the bond in the amount of \$7,500 along with signing the surety agreement as presented for the installation of required vegetative growth in the swale and detention basin; installation of two low voltage electrical covers, survival and replacement, as necessary or the required vegetative growth in the common areas and corrective action to stop the ponding occurring at Units 1 and 2 Tuckerdale Way.

MINUTES:

March 10, 2015:

On a motion made by Mr. Roman and seconded by Mr. Butensky, the Board unanimously to accept the minutes from March 10, 2015.

MAY 12, 2015:

On a motion made by Mr. Roman and seconded by Mr. Butensky, the Board unanimously to accept the minutes from May 12, 2015.

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 9/22/2015