

**Millis Zoning Board of Appeals  
September 22, 2015  
Veterans Memorial Building  
Room 130**

**BOARD MEMBERS PRESENT:**

Chairman Peter Koufopoulos, Member Donald Skenderian, Don Roman, and Joseph Coppola.

**Public Hearings:**

**128 VILLAGE STREET:**

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

Petitioner Steve Wilson filled an application filed with the office of the Millis Town Clerk, for property located at 128 Village Street, Map# 36, Parcel #54, MDL-01 Zone.

The petitioner is seeking a finding under Section 9B that the proposed garage expansion 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 September 23, 2015 at 7:30 p.m. in the Veterans Memorial Building, Room 206.

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.

The Board members reviewed the certified plan prepared by Dennis O'Brien dated July 22, 2015.

The Board also noted that no correspondence had been received regarding the application.

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

Mr. Roman moved to grant a finding that the proposed garage expansion 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 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 finding under Section IX B the expansion of garage for property located at 128 Village Street, Map# 36 Parcel #54, will not be more detrimental to the neighborhood.

## **Public Hearing:**

### **57 HILLTOP DRIVE:**

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

By application filed with the office of the Millis Town Clerk, the petitioner, Elise Molloy for property located at 57 Hilltop Drive, Map# 25, Parcel #100, R-V Zone.

The petitioner is seeking a finding and a 16 foot front yard setback variance for the construction of a porch that 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 September 22, 2015 at 7:45p.m. in the Veterans Memorial Building, Room 206.

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 and presented photographs for the Board to view.

The Board members reviewed the certified plan prepared by Dennis O'Brien dated August 12, 2015.

The Board also noted that no correspondence had been received regarding the application.

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

Mr. Roman moved to grant a finding and a 15 ft. front yard setback variance for Elise Molloy for property located at 57 Hilltop Drive, Map #25, Parcel #100., Mr. Skenderian seconded the motion. So voted the Board unanimously.

The requirements for the granting of a Variance, as outlined in M.G.L. c. 40 A, Subsection 10, are:

(a) Owing to circumstances relating to the soil conditions, shape, or topography of such land or structures but not affecting generally the zoning district in which it is located, a literal enforcement of provisions of the By-Law would involve substantial hardship, financial or otherwise, to the petitioner, and

(b) Desirable relief may be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purpose of such By-law.

The Millis Zoning Board of Appeals finds:

1. The request is not unreasonable and would be a 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 Appeals grants a 15 foot front yard setback for Elise Molloy for property located at 57 Hilltop Drive, Map #25, Parcel #100 shall not be substantially more detrimental to the neighborhood.

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 finding under Section IX B the construction of a porch for property located at 57 Hilltop Drive, Map #25, Parcel #100, will not be more detrimental to the neighborhood.

**PUBLIC HEARING:**  
**5 – 7 PLEASANT STREET:**

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

the Board will hold a public hearing for petition filed by Robert Santos, for property located at 5-7 Pleasant Street, Map #23, Parcel 155, C, C-V Zone.

The applicant is seeking a finding and variance to rebuild a small commercial building on existing foundation.

Notice of the application was published in the Milford Daily News. A public hearing in accordance with said notice was held on September 22, 2015 at 8:00 p.m. in the Veterans Memorial Building, Room 206.

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.

The Board members reviewed the plan and wanted clarity on the number the applicant is seeking for the variance.

**Mr. Roman moved to continue the hearing to October 20, 2015 at 7:30 pm, Mr. Skenderian seconded the motion. So voted the Board unanimously.**

**PUBLIC HEARING:**  
**CASTLE PROPERTY DONALD HOUEY**  
**167 FARM STREET**

By application filed with the office of the Millis Town Clerk, the petitioner, Castle Property Donald Houey, for property located at 167 Farm Street Millis, Massachusetts, Map#32, Parcel#34, Zoning District R-S, Millis, Massachusetts.

Chairman Koufopoulos called the hearing to order at 8:15 p.m.

The petitioner is seeking a finding and a variance to construct a new 12' by 12' deck that 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 September 22, 2015 at 8:15 p.m. in the Veterans Memorial Building, Room 206. 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.

The Board members reviewed the plan.

The Board also noted that no correspondence had been received regarding the application.

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

**Mr. Roman moved to grant a finding and discussed that this did not require a variance for Castle Property Donald Houey, for property located at 167 Farm Street Millis, Massachusetts, Map#32, Parcel#34, Zoning District R-S, Millis, Massachusetts., Mr. Skenderian seconded the motion. So voted the Board unanimously.**

The requirements for the granting of a Variance, as outlined in M.G.L. c. 40 A, Subsection 10, are:

(a) Owing to circumstances relating to the soil conditions, shape, or topography of such land or structures but not affecting generally the zoning district in which it is located, a literal enforcement of provisions of the By-Law would involve substantial hardship, financial or otherwise, to the petitioner, and

(b) Desirable relief may be granted without substantial detriment to the public good and without nullifying or substantial derogating from the intent or purpose of such By-law.

The Millis Zoning Board of Appeals finds:

1. The request does not require a variance

Therefore, the Millis Zoning Board of Appeals does not grant a variance.

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 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 finding under Section IX B the construction of a deck for property located at 167 Farm Street Millis, Massachusetts, Map#32, Parcel#34, Zoning District R-S, Millis, Massachusetts will not be more detrimental to the neighborhood.

**Minutes:**

**On a motion made by Don Roman and seconded by Don Skenderian, the Board voted unanimously to accept minutes from May 19, 2015 were approved will be tabled until the next meeting.**

**Secretary Payment:**

The Chairman signed the payment for the secretary.

**Adjourn:**

**On a motion made by Don Roman and seconded by Don Skenderian, the Millis Zoning Board of Appeals voted unanimously to adjourn their meeting.**

The meeting adjourned at 8:30 pm.

Respectfully Submitted,

Amy Sutherland  
Secretary