

**Millis Zoning Board of Appeals
August 15, 2017
Veterans Memorial Building
Room 130
Meeting opened at 7:30 pm**

BOARD MEMBERS PRESENT:

Chairman Don Roman, Peter Koufopoulos, and Don Skendernian.

Public Hearing:

David Mullaly 24 Acorn Street:

The Chairman called the hearing to order at 7:30 pm.

By application filed with the office of the Millis Town Clerk, the petitioner, David Mullaly for property located at 24 Acorn Street, Map #31, Parcel #61, and RS Zone.

The petitioner is seeking a 15 ft. rear setback variance to accommodate the installation of a therapeutic swim spa.

Notice of the application was published in the Milford Daily News. A public hearing in accordance with said notice was held on August 15, 2017 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.

Mr. Koufopoulos read the Notice of Hearing. Mr. Roman noted that abutters had been notified, the notice of hearing had been advertised and no correspondence had been received.

The petitioner was present.

The plan was reviewed.

There were abutters present and they had no issue with the petition.

Acting on a motion made by Mr. Koufopoulos and seconded by Mr. Skenderian, the Board voted unanimously to close the public hearing at 7:45 pm.

Acting on a motion made by Mr. Koufopoulos and seconded by Mr. Skenderian, the Board voted to grant a 15 ft. rear setback variance to accommodate the installation of a therapeutic swim spa for property located at 24 Acorn Street, Map #31, Parcel #61, will not be more detrimental to the neighborhood.

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 rear setback variance to accommodate installation of a therapeutic swim spa at 24 Acorn Street, Map #31, Parcel #61, will not be more detrimental to the neighborhood.

Public Hearing:

Tresca Brothers Sand & Gravel, Inc.:

66 Main Street:

The Chairman called the hearing to order at 7:45 pm

The petitioner is seeking a special permit from Section XI.A.4 to allow the installation of water and sewer services within a FEMA flood plain zone. The application was filed with the office of the Millis Town Clerk, the petitioner, Tresca Brothers Sand and Gravel for property located at 12 Meadow Cart Way & 36 Meadow Cart Way, Map #27, Parcel #11,21,22, & 62, I-P-2 Zone.

Notice of the application was published in the Milford Daily News. A public hearing in accordance with said notice was held on August 15, 2017 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.

Mr. Merrikin representing the applicant.

Mr. Koufopoulos read the notice of hearing.

The Chairman noted that abutters had been notified, the hearing had been advertised and no additional correspondence had been received.

There were no abutters present.

The plans and documentation was reviewed on the plan dated June 5, 2017.

On a motion made by Peter Koufopoulos and seconded by Donald Skenderian, the board voted unanimously to grant a special permit from Section XI.A.4 to allow the installation of water and sewer services within a FEMA flood plain zone.

On a motion made by Peter Koufopoulos and seconded by Donald Skenderian, the board voted unanimously to close the public hearing.

Therefore, the applicant does meet the requirements necessary for granting a special permit from Section XI.A.4 to allow for the installation of water and sewer services within a FEMA flood plain.

Public Hearing:

The Mill Brook School Foundation, Inc.:

376 Orchard Street:

The Chairman called the hearing for the Mill Brook School Foundation, Inc. to order at 8:00PM.

Mr. Roman, Mr. Koufopoulos and Mr. Skenderian were present.

By application was filed with the office of the Millis Town Clerk, the petitioner, is seeking a finding for property located at 376 Orchard Street, Map #09, Parcel #001H, and RT Zone that the existing nonconforming use structure (farm residence) to another nonconforming use structure (education facility) 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 15, 2017 at 8:00p.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

Mr. Koufopoulos read the Notice of Hearing. Mr. Roman noted that abutters had been notified, the notice of hearing had been advertised and the additional documents regarding the school were entered into the record.

Attorney Murray explained that the applicant is looking to open a school of boys. He further explained that they will be using the existing structure which is a farm residence and to another non-conforming use structure (education facility) which will not be more detrimental to the neighborhood.

There were several abutters who spoke in opposition.

Acting on a motion made by Mr. Koufopoulos and seconded by Mr. Skenderian, the Board voted unanimously to close the public hearing at 8:45 PM.

Acting on a motion made by Mr. Koufopoulos and seconded by Mr. Skenderian, the Board voted unanimously to deny a finding that t they will be using the existing structure which is a farm residence and to another non-conforming use structure (education facility) which will be more detrimental to the neighborhood.

The Millis Zoning Board of Appeals finds:

1. The proposed use and potential build out will be detrimental to the existing neighborhood specifically due to the traffic concerns.

Therefore, the Millis Zoning Board of Appeal votes unanimously finding under Section IX non-conforming uses, structures and extension and alteration that the finding for property at 376 Orchard Street, Map #09, Parcel 001H, and RT Zone that the existing nonconforming use structure (farm residence) to another nonconforming use structure (education facility) will be more detrimental to the neighborhood.

Public Hearing:

7th Group LLC:

The Chairman called the hearing to order at 8:00 pm.

A petition was filed by 7th Group LLC, for property located at 219 Orchard Street, Map 12, Parcel #29, RS Zone. The applicant seeks a special permit for an accessory family unit permit at existing dwelling.

Notice of the application was published in the Milford Daily News. A public hearing in accordance with said notice was held on August 16, 2017, 2017 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.

After discussion, the applicant requested to withdraw the variance application without prejudice.

On a motion made Peter Koufopoulos and seconded by Mr. Skenderian, the Board voted unanimously to approve the request to withdraw the variance application without prejudice.

On a motion made Peter Koufopoulos and seconded by Mr. Skenderian, the Board voted unanimously to close the hearing.

Public Hearing:

207 Farm Street

The Chairman called the hearing to order at 8:45 pm.

The application was filed with the office of the Millis Town Clerk, the petitioner, Tom & Ann Marie Demlein for property located at 207 Farm Street, Map #33, Parcel 18, and RS Zone. The petitioner is seeking a 26 ft. variance for a proposed pool.

Notice of the application was published in the Milford Daily News. A public hearing in accordance with said notice was held on August 15, 2017 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.

Mr. Koufopoulos read the Notice of Hearing. Mr. Roman noted that abutters had been notified, the notice of hearing had been advertised and no correspondence had been received.

The petitioner was present and presented a letter from her neighbor in support of variance.

No one spoke in opposition to the request.

Acting on a motion made by Mr. Koufopoulos and seconded by Mr. Skenderian, the Board voted unanimously to close the public hearing at 9:00 pm.

Acting on a motion made by Mr. Koufopoulos and seconded by Mr. Skenderian, the Board voted to grant a 26 ft. frontage variance at 207 Farm Street, Map #33, Parcel 18, for a pool which will not be more detrimental to the neighborhood.

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.

Acceptance of Minutes:

Minutes:

July 18, 2017:

Acting on a motion made by Mr. Koufopoulos and seconded by Mr. Skenderian, the Board voted unanimously to approve the minutes for July 18, 2017

Bills:

The Chairman signed the bills as presented.

Adjourn:

On a motion made by Peter Koufopoulos and seconded by Don Skenderian, the Board voted to adjourn the meeting at 9:30 pm.

Respectfully Submitted,

Amy Sutherland

Secretary

Approved October 17, 2017