

**Millis Zoning Board of Appeals  
April 18, 2017  
Veterans Memorial Building  
Room 130  
Meeting opened at 7:30 pm**

**BOARD MEMBERS PRESENT:**

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

**Public Hearing:**

**39 Main Street:**

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

The application was filed with the office of the Millis Town Clerk, by the petitioner, Beau Grassia for property located at 39 Main Street, Map #27, Parcel #8, and C-V Zone.

A public hearing in accordance with said notice was held on April 18, 2017 at 7:30p.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. Notice of the application was published in the Milford Daily News.

The petitioner was present.

The petitioner is seeking a finding under Section IX that the conversion of an existing outside deck to be used as a dining area will not be more detrimental to the neighborhood. The applicant is also seeking a special permit from Section XI to be able to do work within the Special Flood Hazard District.

The plan was reviewed.

No one spoke in opposition to the requests.

Acting on a motion made by Mr. Koufopoulos and seconded by Mr. Skenderian, the Board voted unanimously to close the public hearing at 7:40 PM.

Acting on a motion made by Mr. Koufopoulos and seconded by Mr. Skenderian, the Board voted to grant a finding that that the conversion of an existing outside deck to be used as a dining area, bathroom changes, and connection to the town sewer system, will not be more detrimental to the neighborhood and that the special permit under Section XI be granted pending concurrence with the decision of the Zoning Board by the Conservation Commission, Planning Board, Building Inspector and Board of Health to be able to work within the Special Flood Hazard district.

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:

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 a finding that under Section IX B, the conversion of an existing outside deck to be used as a dining area, bathroom changes, and connection to the town sewer system, will not be more detrimental to the neighborhood than the preexisting nonconformity.

The Board also voted unanimously to grant a special permit under Section XI to allow construction within the Special Flood Hazard District. The special permit will be granted pending concurrence of the Zoning Board's decision from the Conservation Commission, Planning Board, Building Inspector and Board of Health.

### **Public Hearing:**

#### **Lavender Street:**

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

The application was filed with the office of the Millis Town Clerk, the petitioner, Donald Sacchetine for property located at Lavender Street, Map# 24, Parcel #159, C-V-2 Zone.

The petitioner is seeking a variance to allow the property to be used as a contractor's lot/materialman's yard for use of storage of wood, wood products, and the machinery to cut and split wood.

Notice of the application was published in the Milford Daily News. A public hearing in accordance with said notice was held on March 18, 2017, 2017 at 7:45p.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.

The Zoning Board of Appeals is in receipt of an email from the applicant dated March 20, 2017 seeking to withdraw the variance application without prejudice.

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

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

**Minutes:**

**February 21, 2017:**

**On a motion made by Peter Koufopoulos, and seconded by Don Skenderian, the Board voted unanimously to accept the minutes from February 21, 2017.**

**Bills:**

**On a motion made by Peter Koufopoulos and seconded by Don Skenderian, the Board 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 9:00 pm.**

Respectfully Submitted,

Amy Sutherland

Secretary

Approved May 9, 2017