

**Millis Zoning Board of Appeals
May 9, 2017
Veterans Memorial Building
Room 130
Meeting opened at 7:30 pm**

BOARD MEMBERS PRESENT:

Chairman Don Roman, Peter Koufopoulos, and Donald Skenderian

Public Hearing 590 Main Street:

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

The application filed with the office of the Millis Town Clerk, the petitioner, John & Crystal Martin for property located at 590 Main Street, Map #25, Parcel #72, R-V Zone.

The petitioner is seeking a finding that a proposed 60 x 30 addition including attached two car garage and 4 x 47 open deck will not be more detrimental to neighborhood. The applicant also seeks a special permit for an accessory family unit to allow for an in-law apartment.

Notice of the application was published in the Milford Daily News.

Present were members Donald Roman, Peter Koufopoulos and Donald Skenderian which constituted a quorum. Also present was the contractor, Nicholas Howard, and two associates.

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.

No abutters were present.

Mr. Nicholas explained the property at 590 Main Street is a pre-existing non-conforming property. The house was constructed in the 1950's before the Zoning Bylaw was adopted by the Town of Millis in 1975. The non-conformities include the fact that the structure does not meet current front setback and lot depth requirements. Mr. Nicolas explained that he plans to build additions to the existing structure. The additions will not result in a greater non-conformity. The proposed new additions will meet current side setback requirements.

Various aspects of the proposal were discussed.

On a motion made by Peter Koufopoulos and seconded by Donald Skenderian, the board voted unanimously to grant a finding that the proposed additions will not be more detrimental to the neighborhood than the pre-existing non-conformity and will not result in any additional non-conformities.

The applicant has also asked for a special permit to allow for the creation of an in-law apartment on the property. The board explained the requirements of an in-law apartment.

On a motion made by Peter Koufopoulos and seconded by Donald Skenderian, the board voted unanimously to grant a special permit for the creation of an in-law apartment on the property subject to the provisions of the relevant bylaw.

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

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 that a proposed 60 x 30 addition including attached two car garage and 4 x 47 open deck will not be more detrimental to neighborhood.

The requirements for the granting of a Special Permit, 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.

Therefore, the applicant does meet the requirements necessary for granting of an in-law apartment Special Permit.

The hearing was closed at 7:45 pm.

Minutes:

March 21 & April 18, 2017:

On a motion made by Peter Koufopoulos, and seconded by Don Skenderian, the Board voted unanimously to accept the minutes from March 21, 2017 and April 18, 2017 as written.

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 8:00 pm.

Respectfully Submitted,

Amy Sutherland

Secretary

Approved June 20,2017