

**Millis Zoning Board of Appeals
January 16, 2018
Veterans Memorial Building
Room 130
Meeting opened at 7:00 pm**

BOARD MEMBERS PRESENT:

Members: Peter Koufopoulos, Wayne Carlson, and William Lawson.

Public Hearing:

7:00 pm: Public Hearing:

7 Alma Road:

The Chairman called the hearing to order at 7:00 PM.

The application was filed with the office of the Millis Town Clerk by Kathleen Hanson, for property located at 7 Alma Road, Map 32, Parcel 14, Zone R-S. The applicant is seeking a special permit for an accessory family unit for her daughter Maggy Hansen.

Notice of the application was published in the Milford Daily News. A public hearing in accordance with said notice was held on January 16, 2018 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.

The applicant, Kathleen Hansen was present.

Mr. Carlson read the notice of hearing.

There were no abutters present.

On a motion made by Wayne Carlson and seconded by William Lawson, the board voted unanimously to grant a special permit to Kathleen Hansen for an accessory family unit for her daughter Maggy Hanson.

On a motion made by Wayne Carlson and seconded by William Lawson, the board voted unanimously to close the public hearing.

The hearing was closed at 7:15 pm.

7:15 pm Public Hearing:

209 Village Street:

The Chairman called the hearing to order at 7:15PM.

The application was filed with the office of the Millis Town Clerk, the petitioner, Julie Arace for property located at 209 Village Street, Map# 35, Parcel #25, R-S Zone.

The petitioner is seeking a finding under Section IX non-conforming uses, structures and extension and alteration to allow for a 20' by 32' two story addition for property located at 209 Village Street, Map #35, Parcel #25, R-S Zone 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 January 16, 2018 at 7:15p.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. Carlson read the Notice of Hearing. Mr. Koufopoulos noted that abutters had been notified, the notice of hearing had been advertised and no correspondence had been received.

The applicant explained that she is seeking a finding allow for a 20' by 32' two story addition for property located at 209 Village Street, Map #35, Parcel #25, R-S Zone as noted in plan dated July 9, 2017 signed by Christopher Charlton will not be more detrimental to the neighborhood.

Acting on a motion made by Mr. Carlson and seconded by Mr. Lawson, the Board voted unanimously to close the public hearing at 7:30PM.

Acting on a motion made by Mr. Carlson and seconded by Mr. Lawson, the Board voted unanimously to grant a finding to allow for a 20' by 32' two story addition for property located at 209 Village Street, Map #35, Parcel #25, R-S Zone as generally noted in the submitted plan dated July 9, 2017 signed by Christopher Charlton. The proposed addition will not be substantially more detrimental to the neighborhood than the pre-existing non-conformity.

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 of 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 non-conforming uses, structures and extension and alteration that a 20' by 32' two story addition for property located at 209 Village Street, Map #35, Parcel #25, R-S Zone as noted in plan dated July 9, 2017 signed by Christopher Charlton will not be substantially more detrimental to the neighborhood.

7:30 pm Public Hearing:

808 Main Street:

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

The application was filed with the office of the Millis Town Clerk, the petitioner, John Kucoch – Bohler Engineering for property located at 808 Main Street, Map#24, Parcel #3, C-V Zone.

The petitioner is seeking a finding under Section IX non-conforming uses, structures and extension and alteration to allow to raze the existing McDonald's restaurant, paved parking area, utilities and other associated site improvements in order to construct a new McDonald's at 808 Main Street, Map #24, Parcel #3, C-V Zone 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 January 16, 2018 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.

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

The applicant explained that they are seeking a finding to raze the existing McDonald's restaurant, paved parking area, utilities and other associated site improvements in order to construct a new McDonald's at 808 Main Street, Map #24, Parcel #3, C-V Zone will not be more detrimental to the neighborhood.

Acting on a motion made by Mr. Carlson and seconded by Mr. Lawson, the Board voted unanimously to close the public hearing at 7:30PM.

Acting on a motion made by Mr. Carlson and seconded by Mr. Lawson, the Board voted unanimously to make a finding that to raze the existing McDonald's restaurant, reconfigure the parking area, utilities and other associated site improvements in order to construct a new McDonald's at 808 Main Street, Map #24, Parcel #3, C-V Zone will not be substantially more detrimental to the neighborhood than the pre-existing non-conformity.

The Millis Zoning Board of Appeals finds:

1. The current restaurant is currently pre-existing and non-conforming.
2. The request is not unreasonable and would be of 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 non-conforming uses, structures and extension and alteration to raze the existing McDonald's restaurant, reconfigure parking area, utilities and other associated site improvements in order to construct a new McDonald's at 808 Main Street, Map #24, Parcel #3, C-V Zone which will not be substantially more detrimental to the neighborhood than the pre-existing non-conformity.

Acceptance of Minutes:

Minutes:

November 21, 2017:

Acting on a motion made by Peter Koufopoulos and seconded by Wayne Carlson, the Board voted unanimously to approve the minutes for November 21, 2017.

Bills:

The Chairman signed the bills as presented.

Adjourn:

On a motion made by Peter Koufopoulos and seconded by Wayne Carlson the Board voted to adjourn the meeting at 8:30 pm.

Respectfully Submitted,

Amy Sutherland
Secretary
Approved March 20, 2018

