



# TOWN OF MILLIS

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## MILLIS ZONING BOARD OF APPEALS

900 Main Street • Millis, MA 02054

### Millis Zoning Board of Appeals Meeting Minutes

November 20, 2018

Veterans Memorial Building

Room 229

Meeting opened at 7:00 pm

#### **BOARD MEMBERS PRESENT:**

Members: Peter Koufopoulos, Wayne Carlson, Donald Skenderian, Don Rivers and William Lawson.

The Chairman called the meeting to order.

#### **Public Hearings:**

##### **6 VILLAGE STREET:**

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

The application was filed with the office of the Millis Town Clerk, the petitioner, for property located at 6 Village Street, Map#25, Parcel #77, RS Zone. The petitioner is seeking a finding under Section IX non-conforming uses, structures and extension and alteration to add an 8.6' by 21' addition off kitchen which will not be more detrimental to neighborhood.

Notice of the application was published in the Milford Daily News. Notice of the hearing was provided to the petitioners, abutters, and appropriate town boards and officials.

The notice of hearing was read.

The applicant explained that he is seeking a finding to add an 8.6' by 21' addition off kitchen which will not be more detrimental to neighborhood.

The plan was reviewed.

Acting on a motion made by Mr. Carlson and seconded by Mr. Rivers, the Board voted unanimously to close the public hearing.

Acting on a motion made by Mr. Carlson and seconded by Mr. Rivers, the Board voted unanimously to make a finding that a 8.6' by 21' addition off kitchen which will not be more detrimental to neighborhood.

The Millis Zoning Board of Appeals finds:

1. The request is not unreasonable and would be of benefit to the general community.
2. The proposed change and alteration will not be substantially more detrimental to neighborhood.

**Public Hearings:**

**313 Village Street:**

The Chairman called the hearing to order at 7:10 pm.

The application was filed with the office of the Millis Town Clerk, by applicant Jay Theise, for property located at 313 Village Street, Map#40, Parcel #021 RS Zone. The applicant is seeking a finding to expand the single story non-conforming to a two story on same footprint.

Notice of the application was published in the Milford Daily News. Notice of the hearing was provided to the petitioners, abutters, and appropriate town boards and officials.

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

The hearing notice was read.

The applicant explained that he is seeking a finding to expand a single story home to a two story home on same footprint which will not be more detrimental to neighborhood.

The plans were reviewed.

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

The Millis Zoning Board of Appeals finds:

1. The request is not unreasonable and would be of benefit to the general community.
2. The proposed change and alteration will not be substantially more detrimental to neighborhood.

Acting on a motion made by Mr. Carlson and seconded by Mr. Lawson, the Board voted unanimously to make a finding to expand a single story home to a two story home on same footprint which will not be more detrimental to neighborhood.

**1105 – 1115 Main Street:**

The Chairman called the hearing to order at 7:20 pm.

The petitioner filed an application for 1105-1115 Main Street, LLC, Assessors Map #23, Parcel #090 & 129, Zoning District C-V. The subject property is comprised of two lots. The lots have a total area of approximately .93 acres. This property is located in a commercial village district. The project is for demolishing of the existing building and the construction of a new 6,000 sq. ft retail store, with five multiple dispensing pumps and a 129' x 20' steel overhead canopy

structure. The convenient store is allowed by use by right. The proposed gasoline filling station and drive-up window are allowed by a special permit from Planning Board. This project is to redevelop an existing site with a drive thru which would be over the AT & T easement.

The applicant seeks a 25' front setback and a 16.5 rear setback for construction of the redevelopment of existing commercial site.

The ZBA recommends continuing the hearing so the applicant can research if they will be able to cross the AT & T easement.

Abutter Mr. Harkey spoke in opposition to the application.

**On a motion made by Don Rivers and seconded by Don Lawson, the Board voted unanimously to continue the hearing until December 18, 2018 at 7:00 pm.**

### **Minutes:**

#### **October 16, 2018:**

**Acting on a motion made by Don Rivers and seconded by Bill Lawson, the Board voted unanimously to approve the minutes for October 16, 2018.**

### **Other Business:**

#### **DPS Facility:**

Jim McKay was present to explain the concept plan for the new DPS facility. The Board reviewed the plan and recommended that it may be beneficial to have the town place on the town warrant that municipal facilities are exempt for the zoning. It was recommended that discussion be had with the Town Administrator. The Board was in agreement that this facility is needed.

#### **Information Seeking – Friendly 40 B:**

Livia Giovinni and her business partners were present to discuss how the 40 B process works. This would be their first project. The representatives asked several questions of the Board.

### **Bills:**

The Chairman signed the bills as presented.

### **Adjourn:**

**On a motion made by Don Rivers and seconded by Bill Lawson, the Board voted to adjourn the meeting at 8:30 pm.**

Respectfully Submitted,

Amy Sutherland

Secretary

Approved December 18, 2018

