



TOWN OF MILLIS

MILLIS ZONING BOARD OF APPEALS

900 Main Street • Millis, MA 02054

Minutes of the Millis Zoning Board of Appeal, August 15, 2023

Attending: Peter Koufopoulos
Bonnie J. MacDonald
Don Rivers
Michael Giampietro

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

Discussion:

232-248 Main Street:

The applicant Engineer Dan Merrikin was present to explain the revised site plan for 232-248 Main Street.

It was explained to the Board that there will be a small building addition for a storage room for the owner's use in storing site maintenance supplies. There was also additional grading detail which was shown to the Board. The Board was also informed that there was a minor change to the proposed sidewalk connection to Main Street to facilitate sidewalk grading.

The Board upon review granted this minor change.

The Engineer would like a letter written from the Zoning Board that this minor change is fine with the Board.

Continuation Public Hearing Cobblers Knoll Estates 1344 Main Street:

The Chairman reopened the continued public hearing for Cobbler Knoll Estates.

The Board was in receipt of a peer review letter from PSC Consultant Tom Houston. Consultant Houston was present. It was explained that the majority of the items were addressed based on his previous peer review letter. The Board was fine with the requested waivers. There were not any further questions from the public.

The Chairman would like to suggest that a draft decision be written for the next meeting date.

On a motion made by Bonnie MacDonald, seconded by Don Rivers, the Board voted unanimously to continue the hearing to September 19, 2023.

Public Hearing 1060 Main Street:

The Chairman for the Zoning Board of Appeals opened the hearing for 1060 Main Street.

It was explained that a petition was filed on behalf of 1060 Main Street Realty, LLC c/o Paul McGovern for a Comprehensive Permit (40B) for a proposed 24-unit apartment building with 1 commercial space at 1060 Main Street, Millis, MA. This project has a total area of 44,242 sq.ft.

This is for property located at 1060 Main Street, Assessors Map #23, Parcel #96 Zoning District C-V. MCEOD Overlay District. The applicant falls under M.G.L. Chapter 40B, Section 20-23 to construct a 24-unit (6 affordable) apartment building with one commercial space with associated site improvements.

The Board was informed that a foundation for a commercial building was previously destroyed by fire which also exists on the property. All of the buildings on the site are currently vacant and is a state of disrepair. The four levels of the proposed building will consist of 24 rental apartments. (4) one bedroom, (16) two bedrooms, and (4) three bedroom units. The four levels of the building are accessible by an elevation. There is an outdoor enclosed trash area. There are 49 parking spaces will all parking in exterior surface with provisions for ADA compliant parking spaces and EV charging stations. The exterior of the building will be fiber cement, clapboards, shingles, paneling and corner boards. The public view of the building will be from Main Street and Pleasant Street. It will appear to be a 3-story building from Main Street. 25% of the units will be affordable. The basement of the will be available for storage.

The Board reviewed the plans.

The applicant was provided with a peer review estimate. The applicant provided the check for review.

The applicant is requesting a list of waivers.

There were members of Millis Cable Access who were interested in some of this space. They would like to lease 2,600 sq.ft.

On a motion made by Don Rivers, seconded by Mike Giampietro, the Board voted to continue the hearing to October 17,2023 and to approve the peer review estimate as provided.

Adjourn:

On a motion made by Don Rivers, seconded by Mike Giampietro, the Board voted to adjourn the meeting.

Respectfully Submitted,

Amy Sutherland
Secretary

