



TOWN OF MILLIS

MILLIS ZONING BOARD OF APPEALS

900 Main Street • Millis, MA 02054

Minutes of the Millis Zoning Board of Appeal, July 18, 2023

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

Present were: Chairman, Peter Koufopoulos. Members; Bonnie MacDonald, and Bob Fogarty.

Public Hearing: 3 Morris Street:

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

The hearing for 3 Morris Street was opened. The Notice of Hearing was read.

By application was filed with the office of the Millis Town Clerk, the petitioner Caitlin and Scott Lennon, for property located at 3 Morris Street, Map #40, Parcel # 21 R-S Zone.

The petitioner is seeking a side yard setback variance for the construction of a deck to an addition to the existing house. The notice of the application was published in the Milford Daily News. A public hearing in accordance with said notice was held on July 18, 2023 at 7:00 pm in the Veterans Memorial Building, Room 130. Notice of the hearing was provided to the petitioners, abutters, and appropriate town boards and officials. .

Mr. Koufopoulos noted that abutters had been notified, the notice of hearing had been advertised. There were no abutters present.

The following additional information was submitted and entered into the record:

- Application dated June 8, 2023
- Proposed Plot Plan dated March 27, 2023 prepared by Scott Cerrato

Upon review of the documents, the Board makes the following motion,

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

Acting on a motion made by Ms. Mac Donald and seconded by Mr. Rivers, the Board voted unanimously to grant a side yard variance of 7 ft. for the construction of a deck as noted on the presented plan.

The Millis Zoning Board of Appeals finds:

FINDINGS:

1. The Board makes the following findings relative to the requirements of a Variance:
 - a. The Board finds that the granting of this variance will not cause a substantial detriment to the public good or impair the purposes and intent of the By-law.

Public Hearing: 41 Parnell 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 Paeolo Coelho , for property located at 41 Parnell Street, Map#24 Parcel #76 RV Zone.

The petitioner is seeking a finding under Section IX non-conforming uses, structures and extension and alteration to allow for a finding for the removal and replacement of deck for the front porch. This replacement will not be substantially more detrimental to the neighborhood.

The application was published in the Milford Daily News. A public hearing in accordance with said notice was held on July 18, 2023 at 7:00 pm in the Veterans Memorial Building, Room 130. Notice of the hearing was provided to the petitioners, abutters, and appropriate town boards and officials.

The Notice of Hearing was read. Mr. Koufopoulos noted that abutters had been notified, the notice of hearing had been advertised and no correspondence had been received. There were no abutters present.

The applicant explained that they are seeking a finding that the removal and replacement of deck for the front porch will not be substantially more detrimental to the neighborhood.

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

Acting on a motion made by Mr. Rivers and seconded by Ms. MacDonald, the Board voted unanimously to make a finding removal and replacement of deck for the front porch will not be substantially more detrimental to the neighborhood.

The requirements for the 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 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.

Therefore, the Millis Zoning Board of Appeal votes unanimously finding under Section IX non-conforming uses, structures and extension and alteration that the removal and replacement of deck for the front porch will not be substantially more detrimental to the neighborhood.

Bills:

The Board signed the presented bills.

Respectfully Submitted,

Amy Sutherland
Secretary