



# TOWN OF MILLIS

## MILLIS ZONING BOARD OF APPEALS

900 Main Street • Millis, MA 02054

Minutes of the Millis Zoning Board of Appeal, March 21, 2023

Attending: Peter Koufopoulos  
Robert Fogarty  
Bonnie J. MacDonald

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 petitioner Caitlin and Scott Lennon submitted an application for property located at 3 Morris Street, Map #40, Parcel # 21 R-S Zone. The petitioner is seeking a finding under Section IX non-conforming uses, structures and extension and alteration to allow for the addition on a preexisting non-conforming area. The applicant is also seeking a variance for a side setback for the construction of a deck. Notice of the application was published in the Milford Daily News. A public hearing in accordance with said notice was held on March 21, 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. There were no abutters present.

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

- Application dated February 28, 2023
- Proposed Plot Plan dated February 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. Fogarty, the Board voted unanimously to close the public hearing.

Acting on a motion made by Ms. Mac Donald and seconded by Mr. Fogarty, the Board voted unanimously to make a finding that the construction of an addition on the existing footprint of a pre-existing deck as shown on the proposed plan dated February 27, 2023 is not substantially more detrimental to the neighborhood, but denied the rear set back variance for the construction of a deck as shown on the plot plan due to the request being a substantial increase in the non-conformity of the property.

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 to grant a finding that under Section IX non-conforming uses, structures and extension and alteration, that the construction of an addition on the footprint of an existing deck, is not substantially more detrimental to the neighborhood, but denied the variance since the placement of the proposed deck would require a substantial increase in the non-conformity of the property.

**Public Hearing 1344 Main Street:**

The Chairman opened the hearing for 1344 Main Street:

A petition was filed by Roche Building Co.Inc/Cobble Knoll Enterprises, LLC, for property located at 1344 Main Street, Assessors Map #22, Parcel #021 & 022, I-P2 Zone. The applicant seeks a Comprehensive Permit (LIP) to construct a 28 unit townhouse style condominium development through the Local Initiate Project (LIP).

The Engineer representing the applicant was Dan Merrikin. The applicant Mr. Roche was also present. The Town Attorney Jay Talerma attended the hearing.

There was an abutter who spoke present.

An overview of the project was provided. It was explained that 28 townhomes are located within 9 buildings on a 2.31 acre site. The proposed homes will have two bedrooms, 2.5 bathrooms, a 1 car garage and about 1,500 sq.ft of living space. There will be a lottery of the 7 affordable homes which will credit the town of Millis as affordable housing inventory. The Town Attorney communicated that there needs to be justification of local preference. There was a letter supplied dated August 10, 2021 from DHCD indicating that the project qualifies for the LIP program.

The project will be serviced by town water and sewer. There is a proposed sidewalk and a crosswalk. This was noted on the plan. There were waivers requested. Those were reviewed. A question was asked of a traffic study was completed due to the proximity of this site near Tractor Supply. The applicant noted that there was data supplied in the initial application which noted site distance analysis. This is an item that Peer Review can look further into this. A recommendation was also made to reach out to the police department.

The Board would like the following reviewed:

- Turning radius
- Internal circulation

The Board would like to set up a peer review account to review the noted above.

The applicant requests to continue the hearing to May 16, 2023 at 7:00 pm.

**On a motion made by Bonnie MacDonald, seconded by Rob Fogarty, the Board voted unanimously to continue the hearing to May 16, 2023 at 7:00 pm.**

**Extension of Variance- 183 Village Street:**

The applicant Dona Sorrenti asks the Zoning Board of Appeals for an extension of one year for a 6 ft. side line setback variance for garage, 6 ft. front setback variance, 40 ft. lot depth variance and a 1,720 sq. ft. in area variance for the proposed addition. The Board approved and voted this decision on May 2022.

The Board has no issues provided an extension for one year.

The meeting adjourned at 8:30 pm

Respectfully Submitted,

Amy Sutherland  
Secretary