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|  | **TOWN OF MILLIS** |  |
|  **MILLIS ZONING BOARD OF APPEALS**900 Main Street • Millis, MA 02054 |  |

# Meeting Minutes

*7:00 PM, Tuesday, March 29, 2022*

*Room 130*

**Present:**

Members: Peter Koufopoulos, Wayne Carlson, Bonnie J. MacDonald, Don Rivers and William Lawson.

**Public Hearing 76 Farm Street:**

The Chairman opened the meeting at 7:00 pm.

By application filed with the office of the Millis Town Clerk, the petitioner Luiz Bromonschenkel, for property located at 76 Farm Street, Map# 31, Parcel #2 RS Zone.

The petitioner is seeking a finding under Section IX non-conforming uses, structures and extension and alteration to allow for the finding that the adding of a dormer on the second-floor bedroom and the adding of the front porch will not be substantially 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 March 29, 2022 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 two abutters present and were not opposed to the finding.

The applicant explained that they are seeking a finding that the alteration to the front of the house to allow for the adding of a dormer on the second-floor bedroom and the adding of the front porch not be substantially 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.

Acting on a motion made by Mr. Carlson and seconded by Mr. Lawson, the Board voted unanimously to make a finding that the adding of a dormer on the second-floor bedroom and the adding of the front porch at 76 Farm Street as referenced on the plan by Residential Alteration dated February 3, 2022, will not be substantially more detrimental to the neighborhood than the existing nonconformity.

 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 adding of a dormer on the second-floor bedroom and the adding of the front porch at 76 Farm Street as referenced on the plan by Residential Alteration dated February 3, 2022, will not be substantially more detrimental to the neighborhood than the existing nonconformity.

**Public Hearing: 3 Rivendell Lane**

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

By application filed with the office of the Millis Town Clerk, the petitioner, Talita Faria for property located at Lot 1 3 Rivendell Lane, R-S Zone.

The petitioner is seeking a special permit under section XIII O, Accessory Family Unit to be allowed to have an inlaw unit.

Notice of the application was published in the Milford Daily News. A public hearing in accordance with said notice was held on March 29, 2022 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.

Also present was the applicant, Talita Faria.

Mr. Peter Koufopoulos read the notice of hearing.

The Chairman noted that abutters had been notified, the hearing had been advertised and no additional correspondence had been received.

There were abutters present who were in support of the application.

On a motion made by Wayne Carlson and seconded by William Lawson, the board voted unanimously to grant a special permit under section XIII O, for an Accessory Family Unit to Talita Faria.

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.

Therefore, the applicant does meet the requirements necessary for granting of a Special Permit Under Section XIII O, Accessory Family Unit to Talita Faria. This decision is subject to approval of the Board of Health (septic revision).

**Bills:**

The Board voted to authorize the Chairman to sign the bills on behalf of the Board. The secretary will write a letter to the Town Accountant about this action.

Respectfully Submitted,

Amy Sutherland

Recording Secretary