



# TOWN OF MILLIS

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## MILLIS ZONING BOARD OF APPEALS

900 Main Street • Millis, MA 02054

Minutes of the Millis Zoning Board of Appeal, May 16, 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 245 Village Street:**

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

The public hearing for 245 Village Street was opened.

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 abutters present who were in support of application.

The petitioner is seeking a finding under Section IX non-conforming uses, structures and extension and alteration to allow for the construction and converting the areas of unfinished second floor to habitable space. The footprint of the structure will not change. This work will not be substantially more detrimental to the neighborhood than the pre-existing non-conformity. By application filed with the office of the Millis Town Clerk, the petitioner Adam Haven submitted this application for property located at 245 Village Street, Map 39, Parcel # Lot 8, RS Zone. 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 applicant explained that the construction and converting the areas of unfinished second floor to habitable space. The footprint of the structure will not change and that this will not be substantially more detrimental to the neighborhood.

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

Acting on a motion made by Ms. MacDonald and seconded by Mr. Fogarty, the Board voted unanimously to make for the construction and converting the areas of unfinished second floor to habitable space. The footprint of the structure will not change and this 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 for the construction and converting the areas of unfinished second floor to habitable space and this will not be substantially more detrimental to the neighborhood.

### **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 reviewed the letter. The applicant engineer will be addressing the items within the letter and will prepare a response letter.

Some of the highlighted areas which need to be included are the following:

- Provide Endorsed copy of illicit discharge compliance signed by owner.
- Add a plan note about blocking off of subsurface infiltration Structure 1 and Subsurface Infiltration Structure 2 during construction phase to prevent run off.
- Provide a plan note requiring minimum volume of forebay.
- Provide two additional test pits prior to construction.
- Provide additional visitor parking spaces.
- Limit resident owned vehicles parked on site to 2 vehicles per dwelling

The waiver sheet was also reviewed. There was discussion about if a full traffic study is needed. All were in agreement that there needs to be a review of the traffic on some level. There was discussion about the crosswalk in this area. The Attorney for the town and also the applicant engineer will come up with a scope of review for traffic.

On a motion made by Bonnie MacDonald, seconded by Rob Fogarty, the Board voted unanimously to continue the hearing to June 21, 2023.

### **Bills:**

The Board signed the presented bills.

Respectfully Submitted,

Amy Sutherland  
Secretary

