



TOWN OF MILLIS

MILLIS ZONING BOARD OF APPEALS

900 Main Street • Millis, MA 02054

Meeting Minutes

7:00 PM, Thursday, April 18, 2019

Room 130

Present: Peter Koufopoulos, William Lawson, and Donald Skenderian.

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

By application filed with the office of the Millis Town Clerk, the petitioner, Shari Mega, for property located at 260 Orchard Street, Map# 24, Parcel #159, C-V-2 Zone.

The petitioner is seeking an Accessory Family Unit Special Permit for her father.

Notice of the application was published in the Milford Daily News. A public hearing in accordance with said notice was held on April 16, 2019 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. Notice of the hearing was posted in the Veterans Memorial Building.

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

The petitioner Shari Mega was present and explained that due to a change in the plans, she would like to withdraw her application without prejudice.

On a motion made Donald Skenderian and seconded by William Lawson, the Board voted unanimously to approve the request to withdraw the application without prejudice for 260 Orchard Street.

On a motion made Donald Skenderian and seconded by William Lawson, the Board voted unanimously to close the hearing.

349 Village Street:

John Kovatch, 349 Village Street.

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

A petition was filed by John Kovatch, for property located at 349 Village Street Map #40, Parcel # 6 and R-S Zone.

The applicant seeks relief from Section 6 Area, Height, and Bulk Regulation (b) to install a 8 ft. fence.

Notice of the application was published in the Milford Daily News. A public hearing in accordance with said notice was held on Tuesday, December 19, 2018, continued to January 18, 2019 and April 18, 2019 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.

The applicant submitted a new Variance Plot Plan dated April 8, 2019 prepared by Guerriere and Halnon, Inc.

The petitioner was present.

Acting on a motion made by Mr. Skenderian and seconded by Mr. Lawson, the Board voted unanimously to close the public hearing.

Acting on a motion made by Mr. Skenderian and seconded by Mr. Law, the Board voted to grant a variance for a panel fence not to exceed 8' 6" ft. based on plan dated April 8, 2019 from Guerriere & Halnon. The vote was **3 to 0 in favor.**

OPINION/DECISION

The requirements for the granting of a Variance, as outlined in M.G.L. c. 40 A, Subsection 10, are:

(a)Owing to circumstances relating to the soil conditions, shape, or topography of such land or structures but not affecting generally the zoning district in which it is located, a literal enforcement of provisions of the By-Law would involve substantial hardship, financial or otherwise, to the petitioner, and

(b) Desirable relief may be granted without substantial detriment to the public good and without nullifying or substantial derogating from the intent or purpose of such By-law.

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 these variances will not cause a substantial detriment to the public good or impair the purposes and intent of the By-law.

Bills:

On a motion made by Mr. Skenderian and seconded by Mr. Lawson, the Board voted unanimously to approve the bills as presented.

Minutes:

On a motion made by Mr. Skenderian and seconded by Mr. Lawson, the Board voted unanimously to approve the minutes as presented.

Adjourn:

On a motion made by Mr. Skenderian and seconded by Mr. Lawson, the Board voted unanimously to adjourn the meeting.

Respectfully Submitted,

Amy Sutherland

Public Hearings:

Public Hearing: 64 Village Street:

A petition was filed by Greg Whelan, for property located at 75 Irving Street, Assessor's Map # 28, Parcel 30, Zone R-S. The applicant is requesting a finding to remove the structure and build a two family.

Public Hearing: 260 Orchard Street:

A petition was filed by Sheri Mega, for property located at 260 Orchard Street, Assessor's Map #11, Parcel 005, Zoning District R-S. The applicant is requesting a Special Permit for an Accessory Family Unit for her father.

Acceptance of Minutes:

- January 15, 2019

Other Business:

- Secretary Payroll
- Signing of bills
- Other business which may come in front of board