



TOWN OF MILLIS

MILLIS ZONING BOARD OF APPEALS

900 Main Street • Millis, MA 02054

Meeting Minutes

7:00 PM, Tuesday August 20, 2019

Room 229

Present: Peter Koufopoulos, Wayne Carlson, Don Rivers, William Lawson, and Donald Skenderian.

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

Public Hearing: 33 Forest Road:

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

A petition was filed by Angela Jean, for property located at 33 Forest Rd., Assessor's Map # 39, Parcel # 058, Zoning District Residential. The applicant is seeking a finding and a front yard setback variance to build an open portico over the entrance.

The petitioner is seeking a finding and a 11ft. front yard setback variance for the construction of porticoes over 2 front entrance doorways that will not be 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 August 20, 2019 in the Veterans Memorial Building, Room 229.

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 was present and explained that she would like to build a portico which is a roof covering over the front door. She indicated that this will not be more detrimental to the neighborhood. Additionally, she is seeking an 11 ft. variance from the required 40 ft. to meet current building requirements.

No one spoke in opposition to the requests.

Acting on a motion made by Mr. Carlson and seconded by Mr. Skenderian, the Board voted unanimously to close the public hearing at 7:15 pm.

Acting on a motion made by Mr. Carlson and seconded by Mr. Rivers, the Board voted to grant a front yard setback variance of 11ft from the required 40ft. to allow for the construction of 2 front entrance porticoes. The Board also finds that the construction of the 2 front entrance porticoes will not be substantially more detrimental to the neighborhood than the existing nonconformity.

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:

1. The request is not unreasonable and would be a 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 Appeals grants a 11 foot front yard setback variance for Angela Jean for property located at 33 Forest Road, Map #39, Parcel #058 for the construction of a portico over the entrance doorways which will not be substantially more detrimental to the neighborhood.

OPINION/DECISION

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 current home is currently pre-existing and non-conforming.
2. The request is not unreasonable and would be on benefit to the general community.
3. The proposed change and alteration will not be substantially more detrimental to neighborhood.

Therefore, the Millis Zoning Board of Appeals grants a finding for Angela Jean for property located at 33 Forest Road, Ma #39, Parcel #058 for the construction of a portico over the entrance doorways which will not be substantially more detrimental to the neighborhood.

Other Business:

- 0 Walnut Street – Extension of Variance – The extension of variance was granted and a letter will be written to indicate the action of the Board.

Bills:

On a motion made by Mr. Skenderian and seconded by Mr. Rivers, 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