



TOWN OF MILLIS

MILLIS ZONING BOARD OF APPEALS

900 Main Street • Millis, MA 02054

Millis Zoning Board of Appeals Meeting Minutes

January 15, 2019

Veterans Memorial Building

Room 229

Meeting opened at 7:00 pm

BOARD MEMBERS PRESENT:

Members: Peter Koufopoulos, Wayne Carlson, and William Lawson.

The Chairman called the meeting to order.

Continuation Hearing: 349 Village Street:

The applicant did not appear at the continuation hearing. The petition was filed by John Kovatch, for property located at 349 Village Street, Assessors Map #40, Parcel 6, R-S Zone. The applicant would like a variance for an eight-foot fence. The Board will continue the hearing until the next scheduled meeting. There were no abutters present at the meeting.

Public Hearing: 119 Acorn Street:

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

Chairman Koufopoulos read the notice of hearing. It was noted that abutters had been notified and the notice of hearing had been advertised. No correspondence had been received.

A petition was filed by Brian Pettis, for property located at 119 Acorn Street, Assessors Map #40, Parcel 1, R-S Zone. The petitioner is seeking a finding under Section IX non-conforming uses, structures and extension and alteration to allow for the demolition of the old house and the building of a new house which will not be substantially more detrimental to the neighborhood.

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 they are seeking a finding that the demolition of the existing dwelling and the construction of a new dwelling with compliant setbacks will 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 at 7:30 pm.

Acting on a motion made by Mr. Carlson and seconded by Mr. Lawson, the Board voted unanimously to make a finding that the demolition of the existing dwelling and the construction of a new dwelling at 119 Acorn Street as referenced on the plan by Borderland Engineering Inc. dated November 30, 2018, will not be substantially more detrimental to the neighborhood than the existing nonconformity (insufficient frontage).

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 the demolition and rebuilding of the house with no special setbacks at 119 Acorn Street as referenced on plan by Borderland Engineering, Inc dated November 30, 2018 will not be substantially more detrimental to the neighborhood.

Acceptance of Minutes:

On a motion made by Mr. Carlson and seconded by Mr. Lawson, the Board voted unanimously to approve the minutes from December 18, 2018.

Adjourn:

On a motion made by Mr. Carlson and seconded by Mr. Lawson, the Board voted unanimously to adjourn the meeting at 8:30 pm.

Respectfully Submitted,

Amy Sutherland
Secretary.