



TOWN OF MILLIS

MILLIS ZONING BOARD OF APPEALS

900 Main Street • Millis, MA 02054

Meeting Minutes

7:00 PM, Wednesday, October 21, 2020

Zoom Meeting

Present:

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

Public Hearing:

114 Union Street:

The Chairman opened the hearing for 114 Union Street.

A petition was filed by Ocean City Development, for property located at 114 Union Street, Assessors Map # 24, parcel 66, C-V-2 Zone. The applicant proposed a comprehensive permit to redevelop the site of the former Herman shoe factory as 98 rental units (25 designed affordable) in three buildings under a comprehensive permit. seeks a side setback variance to finish off existing storage space over garage.

The project team includes:

- William Mandell, Ocean City Development, LLC -Contractor
- James Cooke, Ocean City Development, LLC- Project Manager
- Eli Leino, Attonellis, Lachowicz & Maranas, LLP - Attorney
- Dean Harrison, Consultant

The applicant provided a share screen. It was explained that on March 24, 2020 the applicant received its letter from MA Housing for Project Eligibility/Site approval for a 40 B Comprehensive B Project. The municipal was given a 30 d ay period in which to review the site approval application and submit comments to Mass Housing. The Town submitted a letter dates January 21, 2020 to Mass Housing expressing its interest in the development of this site.

The applicant was asked to provide information on the following:

- Stormwater Management plan
- Open Space plan
- 21 E solution if necessary

- Sufficiency of sewer to handle the flow.
- Traffic Study
- Advantages, conveniences, and possible hazards of the adjacent abandoned railroad.

In regard to the eligibility of the units, the project is eligible under the NEF subsidy program and at least 25% of the units will be available to households earning at or below 80% of the area median income.

The site is of a vacant four-story former shoe factory. This neighborhood is a mix of retail and residential uses. The plan is to demolish the existing structures and construct a three a modern building above a parking garage at grade level. The proposed buildings will not be as tall as the existing structure and flat roofs will provide ample space for the placement of rooftop utilities. 114 Union Street:

A petition was filed by Ocean City Development, for property located at 114 Union Street, Assessors Map # 24, parcel 66, C-V-2 Zone. The applicant proposed a comprehensive permit to redevelop the site of the former Herman shoe factory as 98 rental units (25 designed affordable) in three buildings under a comprehensive permit. seeks a side setback variance to finish off existing storage space over garage. The two buildings will be situated parallel to one another at the front of the site. There will be a total of 101 parking spaces. The applicant proposes to discuss plans for a possible conversion of t he adjacent abandoned rail line into a public bike trail and walking path. This property does not contain any area of critical areas of estimated or priority habitat of rare species, wildlife, or vernal pools.

The Chairman thanked the applicant and informed them that the next step is to send the information to peer review who will prepare a scope or services.

On a motion made by Wayne Carlson and seconded by William Lawson, the Board voted by Roll Call to continue the hearing for 114 Union Street until November 17, 2020 at 7:00 pm.

Roll Call Vote:

Peter Koufopoulos	aye
Wayne Carlson	aye
Bonnie J. MacDonald	aye
William Lawson	aye

43 Van Kleeck Road:

A petition was filed by Thomas McDonough, for property located at 3 Van Kleeck, Assessors Map #19, Parcel 115, R-1 Zone. The applicant seeks to amend the decision of the approved comprehensive permit dated January 17, 2017 to eliminate the approved 5 ft. sidewalk along the south west side of Road A.

Mr. McDonough explained the reasoning for his request for the amending of the original decision. He also provided a share screen with photographs explaining the area and how a sidewalk would encroach onto the driveways of the abutters.

There were several abutters present at the zoom meeting presenting support of this request.

On a motion made by Wayne Carlson and seconded by William Lawson, the Board voted by Roll Call to approve an amendment to the decision of the approved comprehensive permit for Kensington Place, 43 Van Kleeck Road, dated January 17, 2017. The amendment eliminates the requirement for a 5 ft. sidewalk along the south west side of Road A.

Roll Call Vote:

Peter Koufopoulos	aye
Wayne Carlson	aye
Bonnie J. MacDonald	aye
William Lawson	aye

Adjourn:

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

The meeting adjourned the meeting at 8:30 pm.

Respectfully Submitted,

Amy Sutherland

