



# TOWN OF MILLIS

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## MILLIS ZONING BOARD OF APPEALS

900 Main Street • Millis, MA 02054

### Minutes

**Tuesday, February 20, 2024**

The meeting was opened at 7:00 pm

Present were: Mr. Koufopoulos, Ms. MacDonald, Mr. Rivers and Mr. Giampietro

#### **Public Hearing 90 Ridge Street:**

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

The Notice of Hearing was read.

A petition was filed by Stanton Sooklal, for property located at 90 Ridge St. , Assessors Map #20 Parcel #61, Zoning District R-S. The applicant seeks a finding from Section IX, that the construction of a new deck on the same footprint will not be more substantially detrimental to the neighborhood. The petitioner is seeking a finding under Section IX non-conforming uses, structures and extension and alteration to allow for the construction of a deck on the same footprint. This is not substantially more detrimental to the neighborhood than the existing non-conformity.

Mr. Koufopoulos noted that abutters had been notified, the notice of hearing had been advertised.

There were no abutters present.

The Board reviewed the application.

The following documents were entered into the record:

- Application dated December 6, 2023
- Certified Plot Plan dated April 21, 2023

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

Acting on a motion made by Mr. Fogarty and seconded by Ms. MacDonald, the Board voted unanimously to make a finding under Section IX non-conforming uses, structures and extension and alteration to allow for the construction of a deck on the existing footprint. This is not substantially more detrimental to the neighborhood than the existing non-conformity.

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 to grant a finding that under Section IX non-conforming uses, structures and extension and alteration, to allow for the construction of a deck on the same footprint. This is not substantially more detrimental to the neighborhood than the existing non-conformity.

The meeting adjourned at 8:05 pm.

Respectfully Submitted,

Amy Sutherland

Recording Secretary

By application filed with the office of the Millis Town Clerk, the petitioner Caroline Smith for property located at 76 Farm Street, Map #31, Parcel #20, R-S Zone.

The petitioner is seeking a Finding for the addition of a dormer on the attic level and a Variance from the front yard setback requirements for the construction of a 4' deep x 8' wide covered entryway (stairs) to the existing house, as noted on the plan. The front setback of the existing structure is 16 ft.

Notice of the application was published in the Milford Daily News. A public hearing in accordance with said notice was held on January 16, 2024 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.

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

Present were: Mr. Koufopoulos, Mr. Rivers, Ms. MacDonald and Mr. Giampietro.

The Notice of Hearing was read. Mr. Koufopoulos noted that abutters had been notified, the notice of hearing had been advertised. There were no abutters present.

The applicant was present and reviewed their plans to remodel and upgrade a structure located on the preexisting non-conforming property. Board member questions were answered by the applicant.

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

Acting on a motion made by Mr. Koufopoulos and seconded by Mr. Giampietro, the Board voted unanimously to grant a front yard variance of 28 ft. for the construction of a covered entryway as

noted on the plan. No portion of the proposed covered entryway shall be closer than 12 ft. from the front property line.

Acting on a motion made by Mr. Koufopoulos and seconded by Mr. Giampietro, the Board voted unanimously to grant a Finding for the addition of a dormer on the third floor as noted on the plan.

### **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 this variance will not cause a substantial detriment to the public good or impair the purposes and intent of the By-law.

- b.** The Board finds that the Finding for the dormer can be granted and does not adversely effect the neighborhood or is it a detriment to the community.

A petition was filed by Caroline Smith, for property located at 76 Farm St. Assessors Map #20 , Zoning District R-S. The applicant seeks a finding from Section IX, to add a dormer on the attic for a third-floor bedroom. The applicant also would like to add a front porch 4 ft by 8 ft., 12 ft to front lot line-conforming house.

General Business:

- 1060 Main Street Decision