



TOWN OF MILLIS

MILLIS ZONING BOARD OF APPEALS

900 Main Street • Millis, MA 02054

Minutes

January 16, 2024

The Millis Zoning Board of Appeals will hear the following public hearings on Tuesday, January 16, 2024 at 7:00 pm at the Town of Millis Room 130.

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

Public Hearing 64 Lavender Street:

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

The petitioner Mark Narducci filed an application with the office of the Millis Town Clerk. 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 property is located at 64 Lavender Street, Map#24 Parcel #46 RV Zone. The petitioner is seeking a finding under Section IX non-conforming uses, structures and extension and alteration to allow for a Finding for the construction of a 16' x 14' deck on the rear left corner of the pre-existing non-conforming structure, as shown on the plans. This deck will not be substantially more detrimental to the neighborhood.

No abutters were present.

The applicant explained that they are seeking a Finding for the construction of a deck, that will not be substantially more detrimental to the neighborhood and that it complies with all set back requirements. The Board reviewed the application and this fulfills the requirements for a finding.

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

Acting on a motion made by Mr. Rivers and seconded by Ms. MacDonald, the Board voted unanimously to make a Finding for the construction of a 16' x 14' deck will not be substantially more detrimental 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 construction of a deck on the rear of the structure will not be substantially more detrimental to the neighborhood.

Public Hearing 76 Farm Street:

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

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

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.

General Business:

The Board reviewed the decision for 1060 Main Street.

The meeting adjourned at 8:20 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:

2. 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