

**AMENDED AGENDA  
Town of Lancaster  
Zoning Board of Appeals  
Lancaster, Massachusetts 01523  
7:00 P.M., October 26, 2023**

Hybrid Meeting  
Nashaway Meeting Room, Prescott  
Building 701 Main Street  
Lancaster, MA 01523  
And  
Remote Access Via Zoom

**Open: 7:00 PM**

**Roll Call**

Jeanne Rich  
Matthew Mayo  
Dennis Hubbard  
Eric Jakubowicz  
Frank Sullivan  
Rob Alix

Brian Keating (Planning Director)

**Minutes**

Member Rich made a motion to approve the minutes of September 28<sup>th</sup>; seconded by Member Jakubowicz. The Chair called for a Roll Call Vote:

**Roll Call**

Jeanne Rich  
Matthew Mayo  
Dennis Hubbard  
Eric Jakubowicz  
Frank Sullivan  
Rob Alix

Vote: (5-0) to approve the minutes of September 28<sup>th</sup>.

**7:00 PM Public Hearing**

Special Permit Application – Andrea Rivera – 27 Crescent St. Lancaster, MA

The Chair read the notice. The Chair read the Voting members: Matt Mayo; Frank Sullivan; Eric Jakubowicz; Jeanne Rich; and Robert Alix. Michael Marino, an engineer from CABCO Consulting, represented the applicant. Mr. Marino discussed the proposed conditions. The board and the applicants ensued in a discussion concerning the building of this project. Member Rich made a motion to close the hearing. Member Mayo seconded. The Chair asked for any discussion. Hearing none the Chair called for a roll vote to close the hearing.

Vote:

Matthew Mayo  
Jeanne Rich  
Eric Jakubowicz  
Frank Sullivan  
Rob Alix

The Chair asked for any discussion. Jean Rich made a motion to allow the construction of a single-family home with the approval of the Conservation Board and the other conditions stated wherein. Matt Mayo seconded. The Chair then called for a vote:

**Vote:**

Jeanne Rich  
Matthew Mayo  
Eric Jakubowicz  
Frank Sullivan  
Rob Alix

The Special Permit Application for 27 Crescent St. was approved with the conditions stated above. Member Rich stated the timings associated with the approval.

**Discussion**

Planning Board Use Table  
Continued until the 27<sup>th</sup> of November.

**Other Business:**

The Board discussed some dates that would work for their next meeting. There was a discussion between the Members of the Board and the new Planning Director, Brian Keating, concerning the general business of the ZBA.

**Old Business:**

None at this time

**Adjourn**

The Chair asked for any additional comments. Hearing none the Chair made a motion to Adjourn the Meeting. This was seconded by Member Mayo. The Chair asked for additional comments. Hearing none he called for a roll call vote:

Jeanne Rich  
Matthew Mayo  
Dennis Hubbard  
Eric Jakubowicz  
Frank Sullivan  
Rob Alix

Meeting adjourned at 8:06