

TOWN OF LANCASTER  
BOARD OF APPEALS  
Remote Meeting Via Zoom  
Thursday, June 25, 2020

Present: Acting Chair Matthew Mayo, Hannah Meyer, David Stadtherr, Frank Sullivan, Scott Miller and Rob Alix.

Jeanne Rich joined the meeting at 7:15PM

Staff Present: Debra Dennis, Planning & Community Development

Absent: Ryan Aldrich

List of Documents:

- Agenda June 25, 2020
- Variance-1 Holiday Lane- Paul and Jennifer Leone (applicant and owner) for a Variance from the minimum lot area requirement pursuant to Section 220-10 of the Lancaster Zoning Bylaw.
- Administrative Appeal-Continuance Request until August 27, 2020-petition by David and Lu Ann Murphy regarding an Administrative Appeal based upon the denial of a building permit to construct structures on a parcel of land at Assessor's Map 10 Lot 109, Vincent Avenue, and within a Residential Zoning District.
- Variance-Continuance Request until August 27, 2020 – David Murphy (applicant) - for a Use Variance to construct two accessory structures without including a garage and a wood shop pursuant to 220-61.F. the Town of Lancaster Zoning Bylaws. Residential Zoning District, Lot 109 Vincent Avenue Road (Assessor's Map 10 as Parcel 109).

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There being a quorum present, Acting Chairman Matthew Mayo called the meeting to order at 7:10 PM.

**Variance-1 Holiday Lane- Paul and Jennifer Leone (applicant and owner) for a Variance from the minimum lot area requirement pursuant to Section 220-10 of the Lancaster Zoning Bylaw**

*Present: Paul and Jennifer Leone-applicant and owners*

Acting Chair Matthew Mayo read the public hearing notice into record thereby convening the public hearing. He said the voting members are: Matt Mayo, David Stadtherr, Frank Sullivan, Hannah Meyer and Scott Miller.

Jennifer Leone said this is a variance request to change the previous variance to reflect the signed Planning Board filing of the square feet from 2, 243 square feet to 3,004 square feet.

**A motion was made by Frank Sullivan and seconded by David Stadtherr to close the hearing.**

**Vote: 5-0-0.**

**A motion was made by Frank Sullivan to approve the variance request from 2,243 square feet to 3,004 square feet. Hannah Meyer seconded the motion. Vote: 5-0-0.**

**Public Hearing Continued-Administrative Appeal- David and Lu Ann Murphy regarding an Administrative Appeal based upon the denial of a building permit to construct structures on a parcel of land at Assessor's Map 10 Lot 109, Vincent Avenue, and within a Residential Zoning District**

The applicant David Murphy has asked for a continuance until the next Board of Appeals Meeting.

**Upon a motion by David Stadtherr and seconded by Frank Sullivan, the Board voted 5-0-0 to continue the public hearing until July 23, 2020.**

**Public Hearing Continued-Variance Lot 109 Vincent Ave-David Murphy**

The applicant David Murphy has asked for a continuance until the next Board of Appeals Meeting.

Scott Miller asked if the Board would authorize the chair to accept a withdrawal without prejudice of the David Murphy appeal or variance if requested by applicant before the Board's next meeting to avoid constructive approval.

**A motion was made by Scott Miller to authorize Acting Chair Matthew Mayo to accept a withdrawal without prejudice of the Murphy appeal or variance if requested by the applicant without prejudice before the Board's next meeting to avoid constructive approval. Frank Sullivan seconded the motion. VOTE: 7-0-0.**

**Upon a motion by Frank Sullivan and seconded by David Stadtherr, the board voted 5-0-0 to continue the public hearing until July 23, 2020 meeting.**

**Other Business**

**Minutes**

**A motion was made by Frank Sullivan and seconded by David Stadtherr to approve the January 23, 2020 meeting minutes. Vote: 6-0-1 (Rob Alix abstained).**

**A motion was made by Jeanne Rich and seconded by Rob Alix to approve the February 27, 2020 meeting minutes. Vote: 5-0-2 (abstained David Stadtherr and Scott Miller)**

**A motion was made by Jeanne Rich to table the minutes of March 26, 2020 until the next meeting. Rob Alix seconded the motion. Vote: 7-0-0.**

**Jeanne Rich made a motion to adjourn and the motion was seconded by David Stadtherr. VOTE: 7-0-0.**

**The meeting was adjourned at 7:28PM.**

**Respectfully submitted**

**Debra Dennis**