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**From:**  
**Sent:** Thursday, May 2, 2019 11:28 AM  
**To:** Michael Antonellis  
**Subject:** 022519 GLM Waiver List for GBE -- Multifamily Waiver

Hi Mike,

Thank you for your reply. I appreciated the opportunity to discuss this issue with you yesterday.

Based upon our conversation, I understand that construction of multi-family dwellings in a residential zone may be authorized by the Zoning Board as part of the comprehensive permit for a 40B project.

Although this may not involve a waiver for a special permit, it appears to require a waiver from zoning bylaws described in Section 220-8.1 Residential Uses.

In the Applicant's most recent list of waivers for the GBE project, they failed to reference the appropriate zoning bylaw for their multi-family waiver request.

Please have the Applicant update their waiver list with references to the correct zoning bylaws to resolve this ambiguity. Allowing them to repeatedly appear at hearings without providing complete and accurate information is one of the reasons these hearings have lasted over 330 days.

Once again, I would recommend that the Board review the supplemental use regulations in Section 220-9C of the zoning bylaws. These regulations provide town standards, or best practices for multi-family dwellings. No waivers should be granted without considering these requirements.

As I noted earlier, the Applicant's plans do not appear to satisfy items C(5) and C(6) of the supplementary use regulations. In addition, it is not clear whether they meet item C(4) for minimum lot size given the number of units they have requested.

I noticed that you included Section 220-35 Design Guidelines in your staff memo to the BOA. I would suggest adding Section 220-9 to address issues related to the multi-family dwelling as well.

The Applicant is asking the Board to grant numerous waivers that compromise town zoning standards as part of their proposal to build affordable housing. Town zoning requirements should not be waived without receiving something in return from the Applicant.

Whether that be reducing the scope and scale of the project and/or contributing to infra-structure projects to reduce it's impact on the town and the environment, there are numerous ways the Applicant could contribute towards a better result for Lancaster.

Regards,

Greg Jackson

In a message dated 5/1/2019 9:07:25 AM Eastern Standard Time, MAntonellis@lancasterma.net writes:

Hi Greg,

It's in subsection 7 under waivers. It's also referenced in the 40B Handbook, page 25 under waivers. As of right typically refers to uses that are allowed in a zone without special approval. The applicable part of that section is the part that references the Special Permits. .. "there shall be no requirement to obtain waivers from the special permit requirements of