



Town of Lancaster
Board of Appeals
Lancaster, Massachusetts 01523

Memorandum

To: Jeanne Rich, Chair – Board of Appeals

From: Michael Antonellis, Director of Community Development & Planning

CC: Board of Appeals Members

Date: March 26, 2020

Re: **Special Permit: 240 Fort Pond Inn Road**

Application – Special Permit

Petitioner: Marc LaFrance.

Address: 81 Narrow Lane (Assessors Map 037- 0121.0)

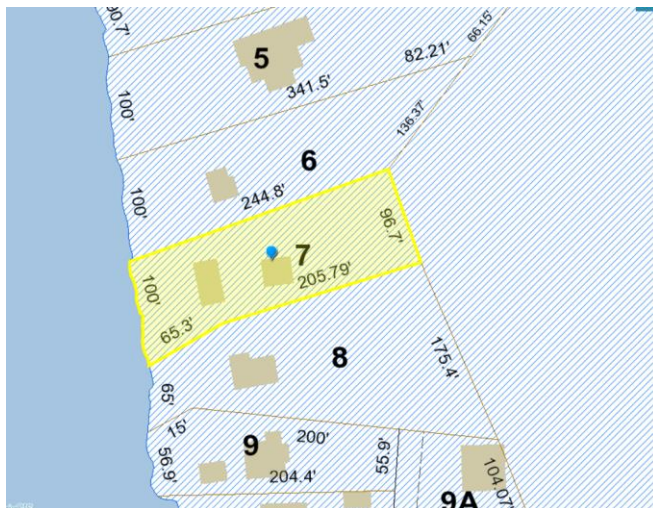
Scheduled Meeting Date: August 22, 2019

Project Summary

A petition by Marc LaFrance (applicant) for a Special Permit to expand, alter, or change and pre-existing nonconforming structure pursuant to 220-51 the Town of Lancaster Zoning Bylaws. The applicant proposes to expand on the existing single family dwelling.

The site is located in the Residential Zoning District at 240 Fort Pond Inn Road, Lancaster, MA, and is identified on Assessor's Map 5 as Parcel 7.

Project Location



Staff Recommendation

If approved, the board may impose conditions that are limited to the property and the work proposed.

Waivers Requested

No waivers have been requested

Prior Approvals

None.

Review

- The applicant proposes replace existing 24x24 block foundation with 26x27 foundation for additional floor space with a second floor.
- Currently the existing building is 17 feet from the side lot line. The applicant proposes to expand the existing footprint to be 15 feet from the side lot line.
- Per section 220-51 the applicant proposed to expand and existing nonconforming structure.
- Regarding neighborhood characteristics and detriment to the intent of zoning, a review of nearby properties along Fort Pond Inn Road and adjoining the lake appear to be similarly out of conformance.

Additional Questions / Comments to the Applicant

The board may use these comments at their discretion. If the board feels these have been answered to their satisfaction at a previous hearing then please move to a different question.

1. Applicant should confirm the addition of a second story will not impact site views of neighboring properties.
2. The applicant should confirm that the proposed height of the structure will conform to zoning standards.
3. Will there be any additional work to the property besides construction related grading and clearing, such as improvements to a driveway?

List of Exhibits:

Exhibit A: Special Permit Application; submitted by submitted b applicant Feb 24, 2020

Exhibit B: Site Plan; prepared by GRP

Legal Ad Publication Dates

Friday March 5, and 13, 2020
