

**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 28th; 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 28th.

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 Alex. 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 27th 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