



Town of Lancaster
Board of Appeals Meeting Minutes
Lancaster, Massachusetts 01523

7:00 PM, Thursday, December 15, 2022 HYBRID MEETING

**701 Main Street
Prescot Building
Nashaway Meeting Room**

AND

Join Zoom Meeting
<https://us02web.zoom.us/j/81172896932>

Meeting ID: 811 7289 6932

Open: 7:00pm

**Upcoming
Meetings:**

October 27, 2022

November 17, 2022

December 22, 2022

Roll Call Vote: Rob Alix
Matt Mayo
Dave Stadtherr
Dennis Hubbard
Eric Jakubowicz
Jeanne Rich

Minutes

- 11-17-22

MOTION: Member Alix moves to approve the minutes of 11-17. Member Stadtherr seconds.

Roll Call vote: Rob Alix
Matt Mayo
Dave Stadtherr
Eric Jakubowicz
Jeanne Rich

7:00 PM-Public Hearing

Variance – 480-500 Old Union Turnpike – Project Kars 07, Inc

This is a continuation of public hearing for 500 old Union Turnpike. The hearing was continued due to a flaw in the hearing notice. The Chair recommends closing the hearing, the applicant withdrawing, and then opening the new hearing with the new notice.

*Lancaster Town Offices • Prescott Building • 701 Main Street Lancaster, MA 01523 •
978-365-3326 • Hours of Operation: Mon 9a.m. - 5 p.m. • Tue-Thur 9 a.m. - 4:00 p.m. • Fri –
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MOTION: Member Stadtherr moves to close the hearing. Member Alix seconds.

Roll Call Vote: Rob Alix
Matt Mayo
Dave Stadtherr
Eric Jakubowicz
Jeanne Rich

The applicant, and their representative Attorney Peter Campobasso requests to withdraw the application without prejudice.

MOTION: Member Alix moves to accept the withdrawal without prejudice. Member Jakubowicz seconds.

Roll Call Vote: Rob Alix
Matt Mayo
Dave Stadtherr
Eric Jakubowicz
Jeanne Rich

Chair Jeanne Rich reads the public hearing notice into the record and opens the new hearing.

Attorney Campobasso is before the Board and presents the proposed project. The requirements for Kia dealerships has changed and the signs and sign logos are required to be changed. In 2013 a Variance was granted for the existing sign. The proposed signs altogether exceed 30 square feet, which is the requirement for the Variance. The sign closest to the street increases about 20' to now stand at 30' in height and the letters on the sign will be internally illuminated.

There are three signs on the building that are also proposed to be replaced, totaling over 30 square feet.

MOTION: Member Alix moves to close the public hearing. Member Jakubowicz seconds.

MOTION: Member Jakubowicz moves to issue a Variance. Member Alix seconds.

Roll Call vote: Rob Alix
Matt Mayo
Dave Stadtherr
Dennis Hubbard

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Eric Jakubowicz
Jeanne Rich

7:00 PM-Public Meeting

Discussion:

Other Business:

Old Business:

Adjourn

MOTION: Member Alix moves to adjourn. Member Stadtherr seconds.

Roll Call vote: Rob Alix
Matt Mayo
Dave Stadtherr
Dennis Hubbard
Eric Jakubowicz
Jeanne Rich

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