

TOWN OF LANCASTER  
BOARD OF APPEALS  
Lancaster Community Center  
Thursday, May 25, 2017

Present: Scott Miller, Chair; David Stadtherr, Matthew Mayo, Robert Baylis and Hannah Meyer

Absent: Jeanne Rich, Vice-Chair; Sarah Gulliver and Frank Sullivan

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There being a quorum present, Chair Miller called the meeting to order at 7:01 PM.

Chair Scott Miller went over the agenda for the evening's meeting.

Chair Miller stated that all five members will be voting members for the items on the agenda this evening.

Public Hearing, Special Permit, 1436 Main Street, Parker and Cindy Ogilvie

*Present: Parker and Cindy Ogilvie, Owners*

At 7:02 PM Chair Scott Miller read aloud a Notice of Public Hearing thereby convening a public hearing for the purpose of considering A petition by Parker and Cindy Ogilvie, 1436 Main Street, Lancaster, MA 01523 (applicant and owner), for a Special Permit, Section 220-9 (G) (Accessory Apartment) of the Lancaster Zoning Bylaw for construction of an accessory apartment. The property is located in the Residential Zoning District at 1436 Main Street, Lancaster, MA, and is identified on the Lancaster Assessor's Map 30 as Parcel 162 B and 164 A. This matter was publicized in *The Item* on May 5, 2017 and May 12, 2017.

Ms. Cindy Ogilvie stated that they are looking to build an addition to the existing house to build an accessory apartment for them and have their daughter move into the main house.

The Board reviewed the proposed plans for the addition along with the pictures of the property.

Chair Miller asked if there would be any screening on the property.

Ms. Ogilvie stated that the driveway will be at least 20 feet from the property line and they plan on planting rose of Sharon on the property to provide screening as well if the Board allows.

Mr. Matthew Mayo went through all the requirements for issuing a special permit for an accessory apartment under Section 220-9(G) of the Lancaster Zoning Bylaw.

**At 7:14 PM Mr. Robert Baylis made a motion to close the public hearing for the Special Permit for 1436 Main Street. Mr. David Stadtherr seconded. No discussion. VOTE: 5-0-0.**

**At 7:15PM Mr. Robert Baylis made a motion to issue the Special Permit for 1436 Main Street. Mr. Matthew Mayo seconded. No discussion. VOTE: 5-0-0.**

Public Hearing, Variance 15 Mountain Laurel Lane, Don Atkinson

*Present: Don Atkinson, Owner and John Farnsworth, Representative*

At 7:16 PM Chair Scott Miller read aloud a Notice of Public Hearing thereby convening a public hearing for the purpose of considering A petition by Don Atkinson, 15 Mountain Laurel Lane, Lancaster, MA 01523 (applicant and owner), for a Variance, Section 220-11 (B) (Side and Rear Yard Setbacks) of the Lancaster Zoning Bylaw for the construction of a detached garage 10 feet from the property line. The property is located in the Residential Zoning District at 15 Mountain Laurel Lane, Lancaster, MA, and is identified on the Lancaster Assessor's Map 4 as Parcel 53. This matter was publicized in *The Item* on May 5, 2017 and May 12, 2017.

Mr. John Farnsworth stated that Mr. Atkinson would like to build a garage within the side yard setbacks on his property at 15 Mountain Laurel Lane. Mr. Farnsworth gave the Board a brief description on property and its location on Fort Pond.

Mr. Farnsworth stated that due to the septic systems in the area and due to the topographic conditions the proposed location is the best for the site.

Mr. Don Atkinson stated that the houses on either side of his property both have garages as well.

Mr. Miller asked if the garage would be used for business or for personal use.

Mr. Atkinson stated that the garage will be used only for personal items.

Mr. Robert Baylis suggested that the Board place a condition on the approval for personal use only.

**At 7:35 PM Mr. David Stadtherr made a motion to close the public hearing for the Variance request for 15 Mountain Laurel Lane. Mr. Robert Baylis seconded. No discussion. VOTE: 5-0-0.**

**At 7:38 PM Ms. Sarah Gulliver made a motion to issue a Special Permit for 901 George Hill Road. Mr. Robert Baylis seconded. No discussion. VOTE: 5-0-0.**

**General Business**

Minutes from April 27, 2017 Meeting

The Board reviewed the minutes from April 27, 2017

**At 7:40 PM Ms. Hannah Meyer made a motion to approve the minutes from the April 27, 2017 meeting as amended. Mr. Robert Baylis seconded. No discussion. VOTE: 4-0-1, Mr. David Stadtherr abstained.**

There being no further business to come before the Board, the meeting was adjourned at 7:43 PM.

Respectfully submitted,

*Approved 9/26/2017*

Heather Hampson  
Office Manager