

TOWN OF LANCASTER
BOARD OF APPEALS
Lancaster Community Center
Thursday, March 23, 2017

Present: Scott Miller, Chair; Jeanne Rich, Vice-Chair; David Stadtherr, Robert Baylis, Sarah Gulliver, Frank Sullivan and Hannah Meyer

Absent: Matthew Mayo

There being a quorum present, Chair Miller called the meeting to order at 7:00 PM.

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

Discussion, Jones Crossing Inspections and Regulatory Documents

Present: Tyrone Jones, owner and Attorney Adam Costa, council for the Town

Chair Miller stated that he and Ms. Sarah Gulliver will be an alternate for the discussion.

Mr. Tyrone Jones stated that he has had several emails going back and forth with Mr. Adam Costa regarding the changes made to the regulatory documents by Mass Housing. Mr. Jones also stated that the cost to complete has changed and would like to discuss the inspections with the Board.

Mr. Jones stated that he has some concern with the amount of inspections that have occurred on the site and the number of times the town's engineer, Fred Hamway has been out to the site and was wondering if the Board could have more control on the inspection schedule.

The Board held a discussion on the matter stating that the Board requires that the Town's Engineer go out and do inspections to ensure the project is being constructed correctly and if there is an issue with the inspections maybe a meeting between the contractor and engineer is needed.

Attorney Adam Costa stated that the regulatory documents are legal documents that cover all the items that the Board approved as part of the project.

Attorney Costa stated that there had been some delay in his review of the documents due to mass housing and delay in comments from the other attorneys involved.

Attorney Costa went over all the comments for the Board including those from Mass Housing. Attorney Costa stated that the Fair Housing Plan had only minor comments.

Mr. Jones stated that his attorney went through all the comments and sent final plans and regulatory agreement for the Board to review.

Ms. Noreen Piazza stated that the office just received those documents today. She stated that the Board could vote to approve the plans and documents and allow the Chair to sign them outside a meeting.

At 7:36 PM Ms. Jeanne Rich made a motion to allow the Chairman to sign the Regulatory Agreement outside a meeting pending Attorney Costa's review. Mr. David Stadtherr seconded. No discussion. VOTE: 6-0-0.

Public Hearing, Special Permit, 47 High Street Extension, Madelline and Jared Blanchflower

Present: Madelline and Jared Blanchflower, Owners

Board Member Hannah Meyer recused herself from the hearing as an abutter to the property.

At 7:39 PM Chair Scott Miller read aloud a Notice of Public Hearing thereby convening a public hearing for the purpose of considering A petition by Jared and Madelline Blanchflower, 47 High Street Extension, Lancaster, MA 01523 (applicant and owner), for a Special Permit, Section 220-8.1 (GG) (Accessory Uses) of the Lancaster Zoning Bylaw for raising and keeping up to six (6) chickens on less than 0.90 acres. The property is located in the Residential Zoning District at 47 High Street Extension, Lancaster, MA, and is identified on the Lancaster Assessor's Map 42 as Parcel 90. This matter was publicized in *The Item* on March 3, 2017 and March 10, 2017.

Chair Miller stated that he will be an alternate for the hearing.

Mr. Jared Blanchflower stated that he would like to build a chicken coop in the rear of his property to keep six chickens. Mr. Blanchflower stated that the rear of the property is currently fenced except for a small section between the house and the driveway which has a retractable fence.

Mr. Miller asked if the yard will remain fenced.

Ms. Madelline Blanchflower stated that the yard will remain fenced and the chickens will be allowed to roam the yard.

Ms. Jeanne Rich asked if the chicken coop would be placed where the existing shed is on the property.

Ms. Blanchflower stated that it would be.

Ms. Sarah Gulliver stated that according to the Bylaw the coop must be 20 feet from the lot line.

Ms. Blanchflower stated that she has no issue moving the chicken coop back from the proposed location to ensure it meets with the requirements of the Bylaw.

Several abutters present had some concerns regarding the yard and the fencing along with noise and smell of keeping chickens in a close neighborhood.

At 7:55 PM Ms. Jeanne Rich made a motion to close the public hearing for the Special Permit for 47 High Street Extension. Mr. David Stadtherr seconded. No discussion. VOTE: 5-0-0.

At 7:56 PM Ms. Jeanne Rich made a motion to issue the Special Permit for 47 High Street Extension as requested. Ms. Sarah Gulliver seconded. No discussion. VOTE: 5-0-0.

At 7:58 PM Ms. Hannah Meyer returned to the meeting

Vote, Board Reorganization

At 7:59 PM Ms. Jeanne Rich made a motion to keep the Board organization the same as the previous year. Ms. Sarah Gulliver seconded. No discussion. VOTE: 6-0-0.

General Business

Minutes from October 27, 2016 Meeting

The Board reviewed the minutes from October 27, 2016

At 8:00 PM Mr. David Stadtherr made a motion to approve the minutes from the October 27, 2016 meeting as written. Mr. Robert Baylis seconded. No discussion. VOTE: 6-0-0.

There being no further business to come before the Board, the meeting was adjourned at 8:01 PM.

Respectfully submitted,

Heather Hampson
Office Manager