

TOWN OF LANCASTER
BOARD OF APPEALS
Remote Meeting Via Zoom
February 25, 2021

Present: Chair Jeanne Rich, Matthew Mayo, Frank Sullivan, Scott Miller, Hannah Meyer, and Rob Alix.

Absent: Ryan Aldrich and David Stadtherr

Staff Present: Debra Dennis, Planning & Community Development

List of Documents:

- Agenda- February 25, 2021
- Special Permit Application-Thomas and Cecile Engeln, 148 Sterling Road
- Minutes January 7, 2021

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

Minutes

A motion was made by Scott Miller to approve the minutes of January 7, 2021. Matt Mayo seconded the motion. Roll Call Vote: Scott Miller yes, Rob Alix yes, Frank Sullivan yes, Matt Mayo yes, Hannah Meyer (abstained) and Jeanne Rich yes.

Reorganizations

A motion was made by Matt Mayo to nominate Jeanne Rich as Chairman. Scott Miller seconded the motion. Roll Call Vote: Frank Sullivan yes, Matt Mayo yes, Hannah Meyer yes, and Jeanne Rich (abstained).

A motion was made by Scott Miller to nominate Hannah Meyer as Vice Chair. Hannah Meyer declined the nomination.

A motion was made by Jeanne Rich to nominate Matt Mayo as Vice Chair. Scott Miller seconded the motion. Roll Call Vote: Frank Sullivan yes, Matt Mayo (abstained), Hannah Meyer yes, and Jeanne Rich yes.

A motion was made by Scott Miller to nominate Hannah Meyer as Clerk. Hannah Meyer declined the nomination.

A motion was made by Matt Mayo to nominate Rob Alix as Clerk. Scott Miller seconded the motion. Roll Call Vote: Frank Sullivan yes, Matt Mayo yes, Hannah Meyer yes and Jeanne Rich yes.

Public Hearing:

7:00 PM Special Permit-Thomas and Cecile Engeln, 148 Sterling Road (applicants and owners) to allow a chicken coop and up to six chickens (no roosters) pursuant to Section 220-8.1(GG)

Present: Thomas and Cecile Engeln, owners

Chair Jeanne Rich read the public hearing notice into the record thereby convening the public hearing.

Chair Rich said the voting members are Hannah Meyer, Matt Mayo, Frank Sullivan, Jeanne Rich, and Rob Alix.

Thomas Engeln said they want to have a chicken coop and up to six chickens with no roosters. They have under .90 acres. They have .53 acres.

Hannah Meyer asked if the chickens will be free range? Cecile Engeln said no they will be in the coop. Matt Mayo asked about the chicken waste. Cecile explained they will be using the deep litter method.

A motion was made by Matt Mayo to close the public hearing. Hannah Meyer seconded the motion. Roll Call Vote: Rob Alix yes, Frank Sullivan yes, Matt Mayo yes, Hannah Meyer yes and Jeanne Rich yes.

A motion was made by Matt Mayo to approve the special permit as applied with all the stipulations in the application which are to abide by the principal usage in the zoning use regulations schedule, minimal noise since no roosters, side setback at least 20 feet away from property line and 50 feet away from dwellings, coop will be in the back yard away from neighbors, the chickens will not free range and dispose of chicken droppings in the compost bin. Hannah Meyer seconded the motion. Roll Call Vote: Rob Alix yes, Frank Sullivan yes, Matt Mayo yes, Hannah Meyer yes and Jeanne Rich yes.

A motion was made by Rob Alix to adjourn the meeting. Matt Mayo seconded the motion. Roll Call Vote: Scott Miller yes, Rob Alix yes, Frank Sullivan yes, Matt Mayo yes, Hannah Meyer yes and Jeanne Rich yes.

The meeting was adjourned at 7:23PM.

Respectfully submitted

Debra Dennis