

TOWN OF LANCASTER
BOARD OF APPEALS
Lancaster Community Center
Thursday, January 25, 2018

Present: Scott Miller, Chair; Jeanne Rich, Vice Chair; Frank Sullivan; Hannah Meyer; Bob Baylis; Matthew Mayo and David Stadtherr

Absent: Sarah Gulliver

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.

Continuation of Public Hearing, Special Permit-Trolley Stop Pizzeria, 18A Prescott Street

Present: Raafat Abdou, Restaurant Owner

At 7:01 PM Chair Scott Miller continued the public hearing for the purpose of considering a petition by Raafat Abdou, Trolley Stop Pizzeria, 18A Prescott Street, Lancaster, MA 01523 (applicant), for a Special Permit under the Lancaster Zoning Bylaw Section §220-28 (permitted forms of illumination) and Section §220-31 (Size, location and illumination exceptions) in order to install a wall-mounted illuminated sign, three (3) feet tall by eight (8) feet wide by six (6) inches deep located on the east side of the building, mounted on the roof fascia. The sign is a deep LED backlit cabinet sign. The applicant proposed two options, one was with a translucent vinyl background with 63% of the light diffused and the other sign was with an opaque vinyl background with 96% of light diffused. The property is located in the Neighborhood Business Zoning District and shown on the Town of Lancaster Assessor's Map 37 as Parcel 113.

The following members will be voting members for this item on the agenda this evening:

- Scott Miller
- Matthew Mayo
- Hannah Meyer
- Bob Baylis
- David Stadtherr

The Planning Board voted at their January 22, 2018 meeting unanimously to concur with the determination of the Board of Appeals that this is not a repetitive application.

Bob Baylis motioned to close the hearing. David Stadtherr seconded the motion. No discussion. VOTE: 5-0-0.

Bob Baylis motioned to grant the special permit with the 63% minimum diffusion. David Stadtherr seconded the motion. No discussion. VOTE: 5-0-0.

The decision will be drafted within two weeks and submitted to the Town Clerk for a 20-day appeal period.

Public Hearing, Special Permit-Accessory Apartment, 29 Mill Street

Present: Claudia Kelley and Bob Cronin, Owners

Chair Scott Miller read aloud a Notice of Public Hearing thereby convening a public hearing for the purpose of considering a petition by Claudia Kelley -29 Mill Street, Lancaster, MA 01523 (applicant and owner), for a Special Permit under the Lancaster Zoning Bylaw Section §220-9 (G) Accessory Apartment. The property is located in the Residential Zoning District and shown on the Town of Lancaster Assessor's Map 41 as Parcel 245.

The following members will be voting members for this item on the agenda this evening:

- Jeanne Rich
- Matthew Mayo
- Hannah Meyer
- Frank Sullivan
- David Stadtherr

Ms. Claudia Kelley explained the status of the proposed accessory apartment. She said the architect has changed the plan to add closets.

She also requested to continue the public hearing until she could meet with the LSDC regarding a sewer connection.

Jeanne Rich made a motion to continue the public hearing until the March 22, 2018 Board of Appeals meeting. Frank Sullivan seconded. No discussion. VOTE: 5-0-0.

Board Reorganization

Jeanne Rich made a motion to nominate Matthew Mayo as Chairman. David Stadtherr seconded. No discussion. VOTE: 6-0-1(Matthew Mayo).

Scott Miller made a motion to nominate Jeanne Rich as Vice Chairman. David Stadtherr seconded. No discussion. VOTE: 6-0-1(Jeanne Rich).

Jeanne Rich made a motion to nominate Frank Sullivan as Clerk. David Stadtherr seconded. No discussion. VOTE: 6-0-1(Frank Sullivan).

General Business

Discussion: Department Comment Form

Noreen Piazza said the Board of Selectmen are looking for comments from the Board of Appeals concerning an applicant applying for a license to sell Second Hand Motor Vehicles (Class II). The Zoning Bylaw §220-8(D) prohibits the sale of vehicles in a residential zone.

Scott Miller made a motion to comment to withhold and/or condition the license until the applicant can demonstrate compliance with the zoning bylaws. Jeanne Rich seconded. No discussion. VOTE: 7-0-0.

Letter

There was discussion of the letter received from Mr. Robert Bartholomew dated January 17, 2018 concerning his unit at Blue Heron Drive and the latest tax assessment. Scott Miller spoke to the Assessors about their concern, and as this is an Assessor's matter the Board decided to take no action.
Minutes from December 21, 2017 Meeting

The Board reviewed the minutes from December 21, 2017.

Scott Miller made a motion to approve the minutes from the December 21, 2017 meeting as presented. David Stadtherr seconded. No discussion. VOTE: 5-0-2. (Jeanne Rich and Frank Sullivan)

Correspondence

Jeanne Rich made a motion to adjourn. Scott Miller seconded. No discussion. VOTE: 7-0-0.

There being no further business before the Board, the meeting was adjourned at 7:45 PM.

Respectfully submitted,

Debra Dennis
Office Manager