

TOWN OF LANCASTER
BOARD OF APPEALS
Lancaster Community Center
Thursday, October 26, 2017

Present: Scott Miller, Chair; Jeanne Rich, Vice-Chair (**arrived at 7:04pm**); Sarah Gulliver; Hannah Meyer; Bob Baylis and David Stadtherr

Absent: Matthew Mayo, Frank Sullivan

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.

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

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

*Present: Raafat Abdou, **Restaurant Owner***

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 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 property is located in the Neighborhood Business Zoning District and shown on the Town of Lancaster Assessor's Map 37 as Parcel 113.

Mr. Abdou stated that the new sign would be placed on the east side of the building. The proposed sign would be used to increase the visibility of the business location. The sign will only be illuminated from dusk to 10:00 pm.

Chairman Miller asked Mr. Abdou what the number of LED units would there be within the sign enclosure. Mr. Abdou could not specify the number of LED units to be located within the sign enclosure. He stated he was seeking a bright sign to help illuminate that area which otherwise lacks adequate lighting.

Abutter Leah Mossman (240 Main Street, South Lancaster) expressed her concerns about the amount of illumination the sign would emit since it is mainly a white background.

Sarah Gulliver stated she would **recuse from the voting as a family member works in the building.**
Jeanne Rich then became a voting member.

At 7:18 PM Jeanne Rich motioned to close the public hearing for the Special Permit request for Trolley Stop Pizzeria, 18A Prescott Street. David Stadtherr seconded the motion. No Discussion. Vote 5-0-0.

At 7:20 PM Jeanne Rich motioned to grant the Special Permit for Section 220-28 and Section 220-31 of the Lancaster Zoning Bylaws for Trolley Stop Pizzeria, 18A Prescott Street. David Stadtherr seconded the motion. Vote 3-2-0 (S. Miller and H. Meyer were opposed). The motion did not pass.

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

General Business

Minutes from May 25, 2017 Meeting

The Board reviewed the minutes from September 28, 2017.

At 7:40 PM Jeanne Rich made a motion to approve the minutes from the September 25, 2017 meeting as presented. Bob Baylis seconded. No discussion. VOTE: 5-0-0.

There being no further business before the Board, the meeting was adjourned at 7:27 PM.

Respectfully submitted,

Debra Dennis
Office Manager