

TOWN OF LANCASTER
BOARD OF APPEALS
Lancaster Community Center
Thursday, November 30, 2017

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

Absent: Sarah Gulliver; 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.

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

- Jeanne Rich
- Matthew Mayo
- Hannah Meyer
- Bob Baylis
- David Stadtherr.

Public Hearing, Special Permit-Gas Station/Convenience Store/Restaurant-1424 Lunenburg Road

Present: Christopher Anderson, Hannigan Engineering

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 Johnny Kayrouz, Kayrouz Realty, LLC, Gas Station/Convenience Store/Restaurant-1424 Lunenburg Road, Lancaster, MA 01523 (applicant), for a Special Permit under the Lancaster Zoning Bylaw Section §220-31 (Size, location and illumination exceptions) for the project to allow the basic framework of the signage for the project to be established. The property is located in the EZ-A Retail Sub-District and shown on the Town of Lancaster Assessor's Map 14 as Parcel 4.

The signage relative to the gas station component of the project includes a pylon sign, signage on the canopy structures and signage at and around the pump islands for the project dispensers. The signage for the convenient store consists of signage on the pylon and on the building at various locations. There will also be secondary signage for the future restaurant tenant. Below is outlined the specific signage and where relief by this Special Permit is requested.

- §Section 220-27 (C) – Setbacks: The Bylaw requires that all signs be set back a minimum of 20 feet from the property lines. The pylon sign at the front of the property is proposed to be located one foot off the front property line.

- §Section 220-28 (B) – Illumination: The Bylaw requires that all signs be illuminated via indirect lighting. The signage on the project is proposed to be internally lit. This would include the pylon sign, the signs on the gas and diesel canopies, and the signs on the building. Additional signs will be located on the individual pump islands which are more of branding type of signage. These may have components that are internally lit, but in general will be lit via the overhead lighting from the canopies.
- §Section 220-29 (B) – Freestanding Signs: The Bylaw allows one freestanding sign per lot with a size limited to 30 square feet or 1 square foot for each four linear feet of the principal lot frontage, whichever is smaller. The allowed area by frontage calculation would be 72 square feet. The proposed pylon sign has an area of approximately 91 square feet. Included within the signage are the branding, the primary store tenant, and the secondary tenant.
- §Section 220-29 (C) – Attached Signs: The Bylaw allows signs attached to a building facing a street and shall not project more than 3 inches off the face of the building. The aggregate size of the signage is limited to 30 square feet or 10 percent of the area of the face of the building where the sign is to be placed, whichever is less.

The total signage on the front of the building will be 62 square feet. The location of the sign on the side and rear of the building does not face a street. They are also requesting a special permit for the canopy signage with respect to both size and location for this project. The lettering signage has a 4 inch depth which would exceed the maximum 3 inch depth allowed by the Bylaw.

Bob Baylis motioned to close the public hearing for the Special Permit request for Johnny Kayrouz, Kayrouz Realty, LLC for 1424 Lunenburg Road. David Stadtherr seconded the motion. No discussion. VOTE: 5-0-0.

Jeanne Rich motioned to grant the Special Permit for Section 220-27, Section 220-28, Section 220-29, and Section 220-31 of the Lancaster Zoning Bylaws for Johnny Kayrouz, Kayrouz Realty, LLC for 1424 Lunenburg Road. Bob Baylis 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, Appeal of the Building Inspector Decision, George Hill Road-Lot C

Chairman Miller said the applicant went to the Planning Board expressing the owner of George Hill Road-Lot C has to apply for a Stormwater Permit because they disturbed more than an acre of land. The Planning Board asked the Building Inspector to do a site visit. The Building Inspector determined that they didn't disturb more than an acre. Chairman Miller read aloud the email from Mr. Larry Shoer to Ms. Noreen Piazza dated November 14, 2017 which stated Mr. Shoer would like to withdraw his Application for Hearing with the Zoning Board of Appeals.

Jeanne motioned to accept the withdrawal of the application; David Stadtherr seconded the motion. No discussion. VOTE: 5-0-0.

General Business

Chairman Miller discussed the Trolley Stop revised application. He said it is different enough for a new application.

Minutes from October 26, 2017 Meeting

The Board reviewed the minutes from October 26, 2017.

Jeanne Rich made a motion to approve the minutes from the October 26, 2017 meeting as presented. Bob Baylis seconded. No discussion. VOTE: 4-0-1. (Matthew Mayo)

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

Respectfully submitted,

Debra Dennis
Office Manager