

TOWN OF LANCASTER  
BOARD OF APPEALS  
Remote Meeting Via Zoom  
January 7, 2021

Present: Chair Jeanne Rich, Matthew Mayo, David Stadtherr, Frank Sullivan, Scott Miller, Ryan Aldrich, and Rob Alix.

Absent: Hannah Meyer

Staff Present: Debra Dennis, Planning & Community Development

List of Documents:

- Agenda- January 7, 2021
- Special Permit Application-David Murphy 36 Vincent Avenue
- Public Comments Received Concerning Special Permit Application
- Minutes September 24, 2020 and November 19, 2020

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

**Minutes**

A motion was made by Matt Mayo to approve the minutes of September 24, 2020. Frank Sullivan seconded the motion. Roll Call Vote: Rob Alix yes, Ryan Aldrich abstained (not there), Scott Miller yes, Frank Sullivan yes, David Stadtherr yes, Matt Mayo yes and Jeanne Rich yes.

A motion was made by Frank Sullivan to approve the meeting minutes of November 19, 2020. Rob Alix seconded the motion. Roll Call Vote: Rob Alix yes, Ryan Aldrich yes, Scott Miller yes, Frank Sullivan, yes, David Stadtherr yes, Matt Mayo yes and Jeanne Rich yes.

**Public Hearing**

**David Murphy (applicant) for a Special Permit to construct and expand upon and existing detached garage, accessory structure, by adding living space pursuant to 220-52 for expansion, alteration or change of an existing nonconforming structure of the Town of Lancaster Zoning Bylaws. The site is located at 36 Vincent Avenue and is identified on Assessor's Map 10 as Parcel 97&98**

*Present: David Murphy, Owner and Applicant*

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

The Chair said the voting members are Scott Miller, Matt Mayo, Ryan Aldrich, Rob Alix, and David Stadtherr.

David Murphy went over the documents submitted in the application. Chair Jeanne Rich asked what the height was from the ground floor to the peak. Mr. Murphy said 29.5 feet. Rob Alix asked what Mr. Murphy planned on using the garage for. Mr. Murphy said to work on cars and wood working. He said there will also be a bedroom, bathroom and sewing room. He said the septic system he has is for a three-bedroom home. Scott Miller asked Mr. Murphy to describe the elevation ridge line. Mr. Murphy said the ridgeline is 10 feet higher than the roof. There are no windows on the first floor and on the second floor the main windows will be facing the front. The addition and existing garage will be sided in a manner similar to the existing home. A breezeway structure will connect the addition to the existing home.

Chair Jeanne Rich read the public comments received into the record.

Public Comments: John Bottomly, 50 Vincent Ave stressed his concern of Mr. Murphy's garage being two stories and very close to his property. David Newbould, 35 Kinnear Ave said there are two windows looking over to his property and the garage is only 5 feet away from the property line. He did not want windows in the rear of the garage. Mr. Murphy said he will not put any windows facing Mr. Newbould's property.

**A motion was made by Scott Miller to close the public hearing. David Stadtherr seconded the motion. Roll Call Vote: Scott Miller yes, Matt Mayo yes, Ryan Aldrich yes, Rob Alix yes, David Stadtherr yes, Frank Sullivan yes and Jeanne Rich yes.**

**A motion was made by Scott Miller to find that the proposed addition is no more detrimental to the neighborhood than the existing home and to approve with the following conditions: no windows are to be put in on the south and east side of the structure on the second floor, A Title 5 be verified prior to obtaining a building permit and verification by the Board of Health that the septic system is for a three-bedroom home, and current setback must be maintained. David Stadtherr seconded the motion. Roll Call Vote: Scott Miller yes, David Stadtherr yes, Matt Mayo yes, Rob Alix yes and Ryan Aldrich yes.**

Chair Jeanne Rich said reorganization of the Board will be on the February meeting.

**Rob Alix made a motion to adjourn. Matt Mayo seconded the motion. Roll Call Vote: Rob Alix yes, Ryan Aldrich yes, Scott Miller yes, Frank Sullivan yes, David Stadtherr yes, Matt Mayo yes and Jeanne Rich yes.**

**The meeting was adjourned at 8:30PM.**

**Respectfully submitted**

**Debra Dennis**