

Approve: July 22, 2021

TOWN OF LANCASTER
BOARD OF APPEALS
Remote Meeting Via Zoom
April 22, 2021

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

Absent: David Stadtherr and Matthew Mayo

Staff Present: Debra Dennis, Planning & Community Development

List of Documents:

- Agenda- April 22, 2021
- Variance Application- Chris Felt 119 Otis Street
- Minutes February 25, 2021

There being a quorum present, Chair Rich called the meeting to order at 7:01 PM.

Minutes

Rob Alix said when the Board was reorganizing Scott Miller nominated Hannah Meyer for Clerk which she declined needs to be added into the minutes. **A motion was made by Frank Sullivan to approve the minutes of February 25, 2021, with the correction. Scott Miller seconded the motion.**

Roll Call Vote: Scott Miller yes, Hannah Meyer yes, Frank Sullivan yes, Rob Alix yes and Jeanne Rich yes.

Public Hearing:

7:00 PM Variance Request-Chris Felt, 119 Otis Road (side and front setback for a garage)

Present: Chris Felt, owner

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, Frank Sullivan, Jeanne Rich, Rob Alix, and Scott Miller.

Chris Felt said he wants to construct a single-story garage to store one vehicle and his extra equipment. The lot line on the side and front is deficient because of the shape of the lot.

Frank Sullivan asked where he would enter the garage. Chris Felt said he would have garage doors in the front and a side regular door.

Hannah Meyer questioned why he was not removing the carport and putting the garage there. Chris Felt said the kitchen door and bedroom window looks out to the carport. An attached garage would make the bedroom not a bedroom because there would not be any windows. Scott Miller asked about the nature of the neighborhood setbacks. Chris Felt said the neighborhood has buildings closer to the road.

Chair Rich read an abutter letter from Phyllis Tatten who resides at 131 Otis Street. In the letter Ms. Tatten said she has no problems with the proposed location of the garage. Chair Rich said the requested variances are for the front yard which is 11.4 feet and the side yard which is 9.1 feet.

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

A motion was made by Scott Miller to approve the variance as submitted. Frank Sullivan seconded the motion. Roll Call Vote: Scott Miller yes, Hannah Meyer yes, Frank Sullivan yes, Rob Alix yes and Jeanne Rich yes.

Other Business

Chair Jeanne Rich said she notice on the Board of Selectmen agenda that they had Hannah Meyer and Scott Millers resignation on it. She attended the meeting and discussed that since they both agreed not to be reappointed, she spoke to Rob Alix about moving up to be a full member and then posting for the two associate members. The Board of Selectmen agreed it was a good idea if it was ok with the Board of Appeals members.

A motion was made by Frank Sullivan to approve Rob Alix to move from an Associate Member to a Full member effective July 1, 2021. Hannah Meyer seconded the motion. Roll Call Vote: Frank Sullivan yes, Hannah Meyer yes and Jeanne Rich yes.

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

The meeting was adjourned at 7:21PM.

Respectfully submitted

Debra Dennis