

TOWN OF LANCASTER
BOARD OF APPEALS
Lancaster Community Center
Thursday, May 26, 2016

Present: Scott Miller, Chair; Sarah Gulliver, Matthew Mayo, David Stadtherr and Robert Baylis

Absent: Jeanne Rich, Vice-Chair; Frank Sullivan, Clerk; Mark Eaton

Also Present: Noreen Piazza, Planning Director

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.

Public Hearing, Variance – Louis Algieri – 22 Chace Hill Road

Present: Louis Algieri, property owner

Chair Miller stated that all present members would be voting members on the hearing.

At 7:01 PM Chair Scott Miller read aloud a Notice of Public Hearing thereby convening a public hearing for the purpose of considering a petition by Louis Algieri (applicant and owner), 22 Chace Hill Road, Lancaster, MA 01523 for a Variance for the construction of garage pursuant to Section 220-11 (B) of the Lancaster Zoning Bylaw. The site is located in the Residential Zoning District at 22 Chace Hill Road, and is identified on Assessor's Map 40 as Parcel 26. Abutters within 300 feet were notified via Certified Mail (return receipt) and interested parties were notified via First Class Mail. This matter was publicized in *The Item* on May 6, 2016 and May 13, 2016.

Mr. Miller stated that the applicant had been granted a variance in 2015 in order to have a reduction in the side yard setback for the garage to (10) feet. The variance was granted on February 26, 2015, but has a limit of start of construction within one year. Mr. Algieri stated that the garage plans had not changed from what was previously submitted and approved.

At 7:08 PM Mr. Robert Baylis made a motion to close the public hearing. Mr. David Stadtherr seconded. No discussion. VOTE: 5-0-0.

At 7:09 PM Mr. Robert Baylis made a motion to grant a variance for the construction of a 28'X30' garage no closer than ten (10) feet from the side property line. Mr. David Stadtherr seconded. No discussion. VOTE: 5-0-0.

Mr. Miller explained that the decision will be submitted to the Town Clerk by June 2, 2016 which will start a 20-day appeal period. At that time, if no appeal is filed, a Certificate of No Appeal will be issued.

General Business

There were no minutes available for review at this time.

There being no further business to come before the Board, the meeting was adjourned at 7:18 PM.

Respectfully submitted,

Noreen Piazza
Planning Director