

TOWN OF LANCASTER  
BOARD OF APPEALS  
Remote Meeting Via Zoom  
October 28, 2021

Present: Chair Jeanne Rich, Matt Mayo, Frank Sullivan, David Stadtherr, and Rob Alix.

Absent: Ryan Aldrich

Staff Present: Debra Dennis, Planning & Community Development

List of Documents:

- Agenda- October 28, 2021
- Minutes: September 23, 2021

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

Roll Call Attendance: Matt Mayo here, Frank Sullivan here, Rob Alix here, David Stadtherr here, and Jeanne Rich here.

### **Minutes**

Minutes-September 23, 2021-**Matt Mayo made a motion to approve the minutes of September 23, 2021. David Stadtherr seconded the motion. No discussion. Roll Call Vote: Matt Mayo yes, Rob Alix yes, David Stadtherr yes, Frank Sullivan yes and Jeanne Rich yes.**

Minutes- October 7, 2021-These were not available.

### **Discussion**

Mark O'Hagen-update on Jones crossing site

*Present: Mark O'Hagen*

Mark O'Hagen said he has put the Jones Crossing property under agreement and there are some modifications he wants to run through with the Board. He went over the outline of the plans he has. He said he wanted to share his plans since it is a comprehensive permit controlled by the Board of Appeals. He said they are focusing on taking it from a for sale property to a cottage community which will be rentals. He said there are two presby septic systems in the back and they will be adding another one.

Mr. O'Hagen said what is important is trying to create a plan that can feel more like a neighborhood not just the road with a collection of homes. He said the rental cottages would be two and three bedrooms. He said the previous plan that was approved was for thirty-two three-bedroom homes.

Chair Rich asked if any of the Board members had any questions. Rob Alix said one problem he has is he thinks a by having for sale properties you develop a better sense of community versus renters. Mark O'Hagen said there is a very desperate need for rentals. He said the idea of the rental cottages is setting a community that suits the needs of the people.

David Stadtherr said he thinks it is a nice alternative to what is there, and he knows they are rental units but that will really address the affordable housing issue.

Chair Rich questions that in Lancaster you are only allowed to have one residence per lot so now you are taking one lot and making thirty-two residences since you are doing away with the subdivision. Mark O'Hagen said it is essentially a waiver that would allow for more than one structure on a property.

Victoria Petracca, Lancaster Housing Trust said they met with Mr. O'Hagen and are in support of the rental model because it provides more units to the Lancaster subsidized housing inventory. She said in general they are supportive of the project.

Chair Rich thanks Mark O'Hagen for the presentation.

**Public Hearing Continued:** Kalon Farms, Inc. (applicant) for a Special Permits to operate a brewery with outdoor service and consumption only as an accessory to the existing use of the property; an outdoor hospitality area is proposed to the west of the existing buildings on the property; the applicant proposes to have live entertainment three days/evenings of each week; the applicant also plans on having larger events (mud races, artisan festivals, fairs, etc.) periodically, pursuant to 220-8.2.C and 220-8.3.D. of the Town of Lancaster Zoning Bylaws. The site is located in the Residential Zoning District at 339 Seven Bridge Road, Lancaster, MA, and is identified on Assessor's Map 30 as Parcel 128.

Chair Rich stated that since David Stadtherr missed the last meeting, he has filled out the Mullin's certificate and watched the last meeting.

Chair Rich asked Keith Kopley if they could go forward with the traffic study and do the engineering review. She said she does not want to approve a special permit conditional upon a satisfactory traffic study, because what happens if the traffic study comes back, and it is not a satisfactory traffic study. She said the Board wants to make sure that conditions we set are accurate and we cannot do that without the traffic study being done.

Rob Alix said he is leaning towards an approval but thinks a traffic study needs to be done.

The Board discussed agritourism. Chair Rich said if we're looking at the water and the percentage of the water that goes into the beer and we're looking at what he's growing on site and percentage of that that goes into the production of the beer and the wine then we're looking at him as an agritourism facility if that's what we're looking at, then he doesn't need the special permits but

Town Counsel came back and said no, we don't believe he meets these because he can't provide proof to us.

Keith Kopley agreed to the traffic study since he said it all hinges on the traffic study coming back satisfactory to the Board.

**Rob Alix made a motion to continue the Kalon Farm public hearing until November 18, 2021. Matt Mayo seconded the motion. No discussion. Roll Call Vote: Rob Alix yes, David Stadtherr yes, Matt Mayo yes, Frank Sullivan yes and Jeanne Rich yes.**

**Adjourn**

**David Stadtherr made a motion to adjourn. Frank Sullivan seconded the motion. No discussion. Roll Call Vote: David Stadtherr yes, Frank Sullivan yes, Rob Alix yes, Matt Mayo yes and Jeanne Rich yes.**

The meeting was adjourned at 7:03 pm.

Respectfully submitted

Debra Dennis