

TOWN OF LANCASTER
BOARD OF APPEALS
Remote Meeting Via Zoom
November 18, 2021

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

Absent: Jeanne Rich and Ryan Aldrich

Staff Present: Debra Dennis, Planning & Community Development

List of Documents:

- Agenda- November 18, 2021
- Minutes: October 7, 2021

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

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

Open: 7:00pm

Minutes

Minutes- October 7, 2021-**Rob Alix made a motion to approve and Frank Sullivan seconded.**

Roll Call Vote: Rob Alix yes, David Stadtherr yes, Frank Sullivan yes and Matt Mayo yes.

Minutes-October 28, 2021-These were tabled.

Discussion

Mark O'Hagen-Jones Crossing 40B request for transfer of current comprehensive permit to "MCO Cottage Rentals Lancaster, LLC".

Present Mark O'Hagen

Acting Chair Matt Mayo said the Board received a request from MCO and Associates that the Board transfer the current comprehensive permit to MCO Cottage Rentals Lancaster LLC. Debra Dennis stated that the Chair reached out to town counsel for an opinion as to if this can be done but has not gotten a reply back.

Mark O'Hagen said this is more of a procedural thing, administrative matter. He said if the Board voted to approve the transfer, he would just send the minutes to Mass Housing.

Rob Alix said you are going to come back to us for a modification at a later date. Mark O'Hagen said this is just a transfer that allows me to use the property.

Rob Alix said he felt comfortable with this. David Stadtherr and Frank Sullivan said they are ok moving forward also. Frank Sullivan asked for a contingency if Town Counsel came back with any issues. Mark O'Hagan said he is ok with this if it would make everyone feel comfortable.

David Stadtherr made a motion to transfer the current comprehensive permit to MCO Cottage Rentals Lancaster LLC contingent upon no negative response from Town Counsel. Rob Alix seconded. No discussion. Roll Call Vote: Rob Alix yes, David Stadtherr yes, Frank Sullivan yes and Matt Mayo yes.

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.

Present: Keith Kopley

Acting Chair Matt Mayo said the traffic study is not complete. He commented to Keith Kopley that since it is not complete you might want to ask for a continuance.

Keith Kopley asked when it would be done. Debra Dennis said when she spoke to her previously, she was told it would be completed for this meeting but due to an illness in the family it would be completed by the next meeting.

Matt Mayo said we received a document from Fisheries and Wildlife pertaining to the NASP and Wetlands Protection Act. If we are going to continue, we do not need to discuss it now. Keith Kopley said his engineer explained it would be more on the Planning side.

Keith Kopley requested a continuance until the next meeting.

Frank Sullivan made a motion to continue until the next meeting and David Stadtherr seconded the motion. Roll Call Vote: Rob Alix yes, David Stadtherr yes, Frank Sullivan yes and Matt Mayo yes.

Other Business: None

Adjourn

Frank Sullivan made a motion to adjourn the meeting. David Stadtherr seconded the motion. Roll Call Vote: Rob Alix yes, David Stadtherr yes, Frank Sullivan yes and Matt Mayo yes.

The meeting was adjourned at 7:27 pm.

Respectfully submitted

Debra Dennis, Office Manager
Community Development & Planning