

TOWN OF LANCASTER  
BOARD OF APPEALS  
Lancaster Community Center  
Thursday, July 28, 2016

Present: Scott Miller, Chair; Jeanne Rich, Vice-Chair; Frank Sullivan, Clerk; Sarah Gulliver, Matthew Mayo, Robert Baylis, and Hannah Meyer

Absent: David Stadtherr, and Mark Eaton

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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, Special Permit – Hometown Bank – 131 Main Street

*Present: Mark Brazeau, Graphic Impact Signs, Inc.*

Chair Miller stated that Anna Meyer and himself will be alternates for 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 Graphic Impact Signs, Inc. (applicant), 575 Dalton Ave, Pittsfield, MA, and Hometown Bank, 31 Sutton Ave, Oxford, MA (owner) for a Special Permit for the replacement of an existing freestanding sign with a new freestanding illuminated sign under Article VIII, Signs and Illumination, Section 220-28 (permitted forms of illumination) and Section 220-31 (Size, location and illumination exceptions) of the Lancaster Zoning Bylaw. The site is located in the Neighborhood Business Zoning District at 131 Main Street, and is identified on Assessor's Map 41 as Parcel 236. 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 July 8, 2016 and July 15, 2016.

Mr. Mark Brazeau stated that his company, Graphic Impact Signs, Inc. was hired by Hometown Bank to do a rebranding for the Bank and change all of their signage. Mr. Brazeau stated that the sign has been installed already with a building permit but has not been illuminated yet.

Mr. Scott Miller asked if the new sign was larger or smaller than the old sign, because the application requested a larger sign.

Mr. Brazeau stated that the new sign is smaller than the old sign.

Mr. Miller asked what on the sign will be illuminated.

Mr. Brazeau stated that only the letters on the sign will be illuminated.

Mr. Frank Sullivan asked if the sign would be lit 24 hours a day.

Mr. Brazeau stated that the sign would be lit 24 hours a day.

**At 7:06 PM Mr. Robert Baylis made a motion close the hearing for 131 Main Street. Ms. Jeanne Rich seconded. No discussion. VOTE: 5-0-0.**

**At 7:07 PM Mr. Robert Baylis made a motion to grant a special permit for an illuminated sign located at 131 Main Street. Ms. Jeanne Rich seconded. No discussion. VOTE: 5-0-0.**

**Discussion – Jones Crossing**

Mr. Miller stated that last week several Board members were corresponding via email regarding the inspection reports from Hamwey Engineering on the construction on the site. Mr. Miller stated that the emails should be part of the record as a quorum of Board members was responding.

**At 7:08 PM Ms. Jeanne Rich made a motion to have the emails that were part of the discussion regarding the inspection reports at Jones Crossing be released as part of the minutes from tonight's meeting. Ms. Sarah Gulliver seconded. No discussion. VOTE: 7-0-0.**

The Board held a discussion regarding the project, the site inspection reports and the conditions of the site.

Mr. Robert Baylis expressed concerns with the site, including construction debris on site and fill materials left.

Mr. Miller stated that he will talk with Frank Hamwey, from Hamwey Engineering, regarding the inspections on the project and see if there is any reason to be concerned.

**General Business**

**Minutes from June 23, 2016 Meeting**

**At 7:18 PM Ms. Jeanne Rich made a motion to approve the minutes as written from the June 23, 2016 meeting. Mr. Matthew Mayo seconded. No discussion. VOTE: 6-0-1, Mr. Frank Sullivan abstained.**

There being no further business to come before the Board, the meeting was adjourned at 7:20PM.

Respectfully submitted,

Heather Hampson  
Office Manager