

TOWN OF LANCASTER  
BOARD OF APPEALS  
Lancaster Community Center  
Thursday, October 27, 2016

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

Absent: Jeanne Rich, Vice-Chair; and Frank Sullivan

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There being a quorum present, Chair Miller called the meeting to order at 7:03 PM.

Chair Scott Miller went over the agenda for the evening's meeting.

Public Hearing, Variance –Raymond Boutotte– 73 Carter Street

*Present: Raymond Boutotte, Owner*

At 7:04 PM Chair Scott Miller read aloud a Notice of Public Hearing thereby convening a public hearing for the purpose of considering a petition by Raymond Boutotte, 73 Carter Street, Lancaster, MA (applicant/owner), for a Variance or other zoning relief under Section 220-22.B (4) (Yard Dimensions; Side and Rear Yard Setback) of the Lancaster Zoning Bylaw for the expansion of a single family home. The property is located in the Residential Zoning Districts at 73 Carter Street, Lancaster, MA, and is identified on the Lancaster Assessor's Map 42 as Parcel 51. This matter was publicized in *The Item* on October 7, 2016 and October 14, 2016.

Chair Miller stated that he will be an alternate for the hearing.

Mr. Raymond Boutotte stated that he would like to expand the existing single family house to make more room for his growing family. Mr. Boutotte stated that the existing addition will need to be repaired so the most economically plan for the addition is to expand were the existing addition is now make it a bit larger and allow for the repairs. The addition will add additional living space on the first floor and a bedroom on the second floor.

Mr. Matthew Mayo asked if the current expansion on the house is less than 10 feet.

Mr. Boutotte stated that the expansion is very small and the new proposed additional will be a more usable size.

Chair Miller asked if the addition could be placed on the opposite side of the house.

Mr. Boutotte stated that the cost to add an addition to the other side of the house is to great because the current expansion on the house still would need repairs. Mr. Boutotte stated that the water and gas lines are located under the driveway in the front of the house and the sewer line in located in the rear of the house.

Mr. Robert Baylis asked how much closer the new addition would be compared to the existing.

Mr. Boutotte stated that the existing is 10 feet off the property line and the new addition would be 7 feet from the property line.

**At 7:18 PM Mr. David Stadtherr made a motion close the Variance hearing for 73 Carter Street. Mr. Robert Baylis seconded. No discussion. VOTE: 5-0-0.**

**At 7:19 PM Mr. Robert Baylis made a motion grant the Variance as requested for 73 Carter Street. Ms. Sarah Gulliver seconded. No discussion. VOTE: 5-0-0.**

Public Hearing, Special Permit, McGovern Boulevard Lots Phase II, LLC – 1474 Lunenburg Road

*Present: Bill Hannigan, Hannigan Engineering*

At 7:20 PM Chair Scott Miller read aloud a Notice of Public Hearing thereby convening a public hearing for the purpose of considering a petition by McGovern Boulevard Lots Phase II, LLC (applicant and owner), 135 Lancaster Street, Leominster, MA, for a Special Permit for the location, size and illumination of signs for a coffee shop with a drive-through to Section 220-31 of the Lancaster Zoning Bylaw. The site is located in the Enterprise Zoning District at 1474 Lunenburg Road, Lancaster, MA, and is identified on Assessor's Map 14 as Parcel 4B. This matter was publicized in *The Sentinel and Enterprise* on October 13, 2016 and October 20, 2016.

Chair Miller stated that he will be an alternate for the hearing.

Mr. Bill Hannigan stated that the location for the proposed Dunkin Donuts will be across from Kimball Farms Ice Cream next to McGovern Boulevard. Mr. Hannigan stated that the project has been before the Planning Board and has received its Site Plan approval, Stormwater Permit and Special Permit for the drive thru. Mr. Hannigan stated that he is before the Board for a Special Permit for the signage for the location which will include a Pylon freestanding sign. Mr. Hannigan stated that the freestanding sign will be larger than the 30 square feet allowed by zoning and the sign will be located within one foot of the right of way off of Lunenburg Road.

Mr. Hannigan stated that there will be other signs on the property as well including directional signs which will be about two square feet and there will be signs on the building. Mr. Hannigan stated that the signs will be internally lit which requires a special permit from the Board.

Chair Miller asked how high the freestanding sign would be.

Mr. Hannigan stated that the sign would be about 20 feet high, which would give the sign a better sight distance on Route 70.

Chair Miller asked about the signs on the building.

Mr. Hannigan stated that the bylaws require 10% or less of the building façade for signage size. Mr. Hannigan stated that Dunkin Donuts as a standard that sign that they use for all their locations and stated that he was not sure if the signs will meet the 10% regulation so as requested a Special Permit for that section just in case.

**At 7:49 PM Mr. David Stadtherr made a motion to close the public hearing for the Special Permit for 1474 Lunenburg Road. Mr. Robert Baylis seconded. No discussion. VOTE: 5-0-0.**

**At 7:50 PM Mr. Robert Baylis made a motion to issue the Special Permit for 1474 Lunenburg Road as requested. Mr. Matthew Mayo seconded. No discussion. VOTE: 5-0-0.**

**General Business**

**Minutes from August 25, 2016 Meeting**

The Board reviewed the minutes from August 25, 2016.

Mr. Scott Miller had a minor correction to the minutes.

**At 7:52 PM Ms. Hannah Meyer made a motion to approve the minutes from the August 25, 2016 meeting as amended. Mr. David Stadtherr seconded. No discussion. VOTE: 6-0-0.**

There being no further business to come before the Board, the meeting was adjourned at 7:53PM.

Respectfully submitted,

Heather Hampson  
Office Manager