



Town of Lancaster  
Board of Appeals Meeting Agenda  
Lancaster, Massachusetts 01523

7:00 PM, Thursday, December 23, 2021

Remote Access Via Zoom: <https://us02web.zoom.us/j/81101379929>

Meeting ID: 811 0137 9929

Upcoming Meetings:

January 27, 2022

February 24, 2022

March 24, 2022

April 28, 2022

May 26, 2022

**Open: 7:00pm**

**Minutes**

- Minutes-October 28, 2021
- Minutes-November 18, 2021

**Discussion**

Ideas for Planner to work on

**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.

Kalon Farms

**Invoices**

- The Engineering Corp (TEC)-Kalon Farms Traffic Study- \$3,250.00

**Other Business:**

Lancaster Town Offices • Prescott Building • 701 Main Street Lancaster, MA 01523 • 978-365-3326 • Hours of Operation: Mon 9a.m. - 5 p.m. • Tue-Thur 9 a.m. - 4:00 p.m. • Fri – closed to public

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**Adjourn**

\*If you are interested in any of the agenda items please contact Debra Dennis at [ddennis@lancasterma.net](mailto:ddennis@lancasterma.net) to provide comments.

\*\*The Board is committed to ensuring all people can provide comment regarding public hearings. The Board is working to better improve systems that allow for public involvement and appreciates your patience during this difficult transition period.

[Link below for Town of Lancaster Remote Participation Guidelines](#)

[https://www.ci.lancaster.ma.us/sites/g/files/vyhlf4586/f/uploads/remote\\_participation\\_guidelines\\_2020\\_master.pdf](https://www.ci.lancaster.ma.us/sites/g/files/vyhlf4586/f/uploads/remote_participation_guidelines_2020_master.pdf)

Join Zoom Meeting

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+1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

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