



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

7:00 PM, Thursday, July 22, 2021

Remote Access Via Zoom: <https://us02web.zoom.us/j/85165106396>

Meeting ID: 851 6510 6396

Upcoming Meetings:

- August 26, 2021
- September 23, 2021
- October 22, 2021
- November 19, 2021
- December 17, 2021

Open: 7:00pm

Minutes

- Minutes- June 24, 2021

Public Hearings:

7:00 PM

Public Hearing: 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

Public Hearing Continuance: David Murphy, (applicant and owner), 36 Vincent Ave ,Lancaster, MA, to amend a Special Permit decision of the Board of Appeals pursuant to Section 220-52 of the Lancaster Zoning Bylaw. The site is located in the Residential Zoning District at 36 Vincent Ave, Lancaster, MA, and is identified on Assessor’s Map 10 as Parcel 97&98.

Public Hearing: Richard and Janet Lane, (applicant and owner), 436 South Meadow Road, Lancaster, MA, for a Variance pursuant to Section

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220-11 (B) (4) (Side Yard Setback) and Section 220-11 (A) (Front Yard Setback) of the Lancaster Zoning Bylaw, in order to construct a carport. The site is located in the Residential Zoning District at 436 South Meadow Road, Lancaster, MA, and is identified on Assessor's Map 44 as Parcel 0063.0.

Public Hearing: Gregory and Andrea Wasik (applicants and owners) 495 Hilltop Road, for a Special Permit to have horses on less than five acres pursuant to Section 220-8.2(B) of the Lancaster Zoning Bylaw. The site is located in the Residential Zoning District at 495 Hilltop Road Lancaster, MA, and is identified on Assessor's Map 32 as Parcel 41-1A.

Other Business:

Adjourn

*If you are interested in any of the agenda items please contact Debra Dennis at ddennis@lancasterma.net to provide comments.

**The Board is committed to ensuring all people can provide comment regarding public hearings but understands that due to the state of emergency regarding COVID-19 this presents challenges. 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

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