

BOARD OF APPEALS

Calendar year 2005 proved to be a productive year for the Lancaster Board of Appeals. During the course of the board's ten meetings, a wide range of activities occurred, ranging from comprehensive permit applications, variance applications, and special permit applications. The Board of Appeals reviewed several significant applications in 2005, the highlights of which are listed below:

Comprehensive Permits

- Chapter 40B Application, Jones Crossing Development
36-unit townhouse condominium development, located off of Deershorn Road
Status: Open

Variances

- Sprint Spectrum LLP, Cell Tower on Mechanic Street
Variance for Section 10.27 (Use variance)
Approved: 4/28/05
- John Child and Julie Bailey, 130 Mill Street
Variances for Section 4.11 (Lot area) and 4.12 (Lot frontage)
Withdrawn: 3/3/05
- Marilyn Chambers, 60 Creamery Road
Variance for Section 4.22 (Side and rear yard setback)
Approved: 5/26/05
- Dale Prentiss, 140 Deershorn Road
Variance for Section 4.22 (Side and rear yard setback)
Approved: 5/26/05
- John Smillie, 102 Packard Street
Variance for Section 4.22 (Side and rear yard setback)
Approved: 9/22/05
- Craig and Christina Jatrinski, 124 Chace Hill Road
Variance for Section 4.22 (Side and rear yard setback)
Approved: 7/28/05

- Elaine David and Larry Curll, 76 Otis Street
Variances for Section 4.21 (Street yard setback) and Section 4.22 (Side and rear yard setback)
Approved: 10/27/05
- RFK Children's Action Corps., Old Common Road
Variances for Section 7.13 (Setbacks and corner clearance) and 7.32 (Free-standing signs)
Approved: 9/22/05
- Cingular Wireless PCS LLC, Cell Tower on Winsor Road
Variance Renewals for Section 4.11 (Lot area) and Section 4.12 (Lot frontage)
Status: Open
- Bolton Fair, Inc., 318 Seven Bridge Road
Variances for Sections 7.13 (Setbacks and corner clearance) and Section 7.32 (Free-standing signs)
Approved: 10/27/05

Special Permits

- College Town Inn, 12 Old Common Road
Special Permit for Section 3.25 (h) (Hotels, motels, inns as a principal use)
Approved: 4/28/05
- Sprint Spectrum LLP, Cell Tower on Mechanic Street
Special Permit for Section 15.40 (Personal wireless service facility)
Approved: 4/28/05
- Michael Gleason, 56 Main Street
Special Permit for Section 3.22 (c) (Retail sales of produce from greenhouses)
Approved: 4/28/05
- Walter Godfrey, 0 Fort Pond
Special Permit for Section 8.11 (Non-conforming buildings – continuance, alteration, extension)
Denied: 5/26/05
- Cingular Wireless PCS LLC, Cell Tower on Winsor Road

Special Permit Extensions for Section 8.11 (Non-conforming buildings – continuance, alteration, extension) and Section 15.40 (Personal wireless service facility) *Status: Open*

• Cingular Wireless PCS

LLC, Cell Tower on Lunenburg Road
Special Permit Extension for Section 15.40 (Personal wireless service facility)

Approved: 9/22/05

- Bolton Fair, Inc., 318 Seven Bridge Road
Special Permit for Section 7.21 (Permitted forms of illumination)
Approved: 10/27/05

Waivers

- Cingular Wireless PCS LLC, Cell Tower on Winsor Road
Waivers from Section 15.40 (a) and (b)
Status: Open

MGL Chapter 40A Section 6 Findings

- Michael Sawyer, 617 and 619 Mill Street Extension
MGL Chapter 40A Section 6 protection
Approved: 4/28/05
- Douglas MacLean, 123 Stagecoach Road – Lot 8A
MGL Chapter 40A Section 6 protection
Approved: 5/26/05

The Board continued to monitor three Chapter 40B developments that are currently being constructed, which include Shaker Village, Lancaster Woods and Blue Heron Pond.

In early 2006, the Board re-organized and re-elected Scott Miller as Chair and Tim Smith as Clerk.

Complete copies of the files and decisions of the Board are available to the public at the Community Development and Planning Office, Town Hall, 695 Main Street, or at 978-368-4007.

Respectfully submitted,

Scott Miller, *Chair*
Timothy Smith, *Clerk*
Eugene Christoph
Jeanne Rich

**David
Stadther
r
Sarah
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