

## **BOARD OF APPEALS**

Calendar year 2006 proved to be a productive year for the Lancaster Board of Appeals. A wide range of activities occurred, ranging from variance and special permit applications to Chapter 40B comprehensive permit applications. The Board of Appeals reviewed several significant applications in 2006, the highlights of which are listed below:

### **Comprehensive Permits**

- Muirfield Development, Jones Crossing  
Comprehensive Permit for a 36-unit townhouse condominium development, located off of Deershorn Road  
Approved: 3/23/06
- Richmond Development, Fieldcrest Estates  
Comprehensive Permit for a 150-unit townhouse condominium development, located off of Sterling Road  
*Status:* Continued into 2007
- The Board continued to monitor the Blue Heron Pond 40B development, which is currently under construction.

### **Variances**

- Walter Godfrey, 0 Fort Pond  
Variances for Section 4.11 (Lot area) and Section 4.12 (Lot frontage)  
*Denied:* 2/8/06
- Thomas Murray, 156 Main Street  
Variance for Section 4.22 (Side and rear yard setback)  
*Approved:* 2/16/06
- Cingular Wireless PCS LLC, Cell Tower on Winsor Road  
Variance Renewals for Section 4.11 (Lot area) and Section 4.12 (Lot frontage)  
*Approved:* 3/23/06
- Michael and Susan Sonia, 267 Old Common Road  
Use Variance for Section 3.26 (C) (Structures for storage and distribution of goods, supplies, equipment and machinery)  
*Approved:* 4/27/06

- Oak Ridge Farm, 1543 Lunenburg Road  
Variance for Section 7.32 (Freestanding signs)  
*Denied: 5/25/06*
- Oak Ridge Farm, 1543 Lunenburg Road  
Variance for Section 7.33 (Attached signs)  
*Approved: 5/25/06*
- David Goguen, 0 Harvard Road  
Variance for Section 4.12 (Lot frontage)  
*Approved: 6/22/06*
- Michael Roux, 190 Seven Bridge Road  
Variance for Section 4.21 (Street yard setback)  
*Approved: 6/22/06*
- Bill Jenkins, 479 White Pond Road  
Variance for Section 4.22 (Side and rear yard setback)  
*Denied: 6/22/06*
- Eugene and Suzanne Brazeau, 290 Sterling Road  
Variance for Section 4.22 (Side and rear yard setback)  
*Approved: 6/22/06*
- Roald and Jennifer Osvold, 125 Harvard Road  
Variance for Section 4.11 (Lot area)  
*Withdrawn: 10/4/06*
- First Church of Christ Unitarian, 725 Main Street  
Variance for Section 7.32 (Freestanding signs)  
*Approved: 10/26/06*
- Ahmad and Annie Mekkaoui, 355 Goss Lane  
Variance for Section 4.22 (C) (Side and Rear Yard Setback)  
*Approved: 11/16/06*

### **Special Permits**

- 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)  
*Approved: 3/23/06*
- Oak Ridge Farm, 1543 Lunenburg Road

Special Permit for Section 7.21 (Illumination for freestanding signs)

*Approved: 5/25/06*

- Oak Ridge Farm, 1543 Lunenburg Road  
Special Permit for Section 7.21 (Illumination for attached signs)  
*Approved: 5/25/06*
- Albert Gould, 1356 Main Street  
Special Permit for Section 8.11 (Non-conforming buildings – continuance, alteration, extension)  
*Approved: 6/22/06*
- Albert Gould, 1356 Main Street  
Special Permit for Section 8.22 (Non-conforming uses – change in use)  
*Withdrawn: 6/22/06*
- Steve Glover, 1331 Main Street  
Special Permit for Section 8.11 (Non-conforming buildings – continuance, alteration, extension)  
*Approved: 6/22/06*
- Steve Glover, 1331 Main Street  
Special Permit for Section 8.22 (Non-conforming uses – change in use)  
*Withdrawn: 6/22/06*
- Craig and Krista Pastrone, 114 Grant Way  
Special Permit for Section 3.22 (B) (Rural uses – keeping of livestock)  
*Approved: 8/24/06*
- Robert Velten and Sandra Bailey, 215 Bolton Road  
Special Permit for Section 3.22 (B) (Rural uses – keeping of livestock)  
*Status: Continued into 2007*
- First Church of Christ Unitarian, 725 Main Street  
Special Permit for Section 7.21 (Permitted forms of illumination)  
*Approved: 11/16/06*

### **Appeals**

- Francis Smith, 210 Deershorn Road  
Appeal of Building Department Decision  
*Status: Continued into 2007*

### **Other Business**

John Parsons was appointed as an Associate Member of the Board, filling the seat formerly held by Associate Member, Eugene Feher.

In early 2007, the Board re-organized and re-elected Scott Miller as Chair and Tim Smith as Clerk, and elected Jeanne Rich as Vice-Chair.

The Lancaster Board of Appeals is an eight-member appointed board whose charge is to ensure compliance with a wide array of land use and zoning regulations in Lancaster. The Board of Appeals meets on the fourth Thursday of each month at 7:00 PM in the Town Hall Auditorium. All citizens are welcome to join the Board for these meetings and public involvement is always encouraged.

The Community Development and Planning office coordinates all meeting schedules and is open Monday through Thursday, 9:00 AM to 4:00 PM. As always, this office welcomes citizen's questions, comments or suggestions. Please feel free to contact us at 978-368-4007 or [lancaster@choiceonemail.com](mailto:lancaster@choiceonemail.com).

Respectfully submitted,

**Scott Miller, *Chair***

**Jeanne Rich, *Vice-Chair***

**Timothy Smith, *Clerk***

**Eugene Christoph**

**Jeanne Rich**

**David Stadtherr**

**Sarah Gulliver**

**Robert Marshall**

**John Parsons**