

BOARD OF APPEALS

Calendar year 2008 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 2008, the highlights of which are listed as follows:

Comprehensive Permits

- Richmond Development, Fieldcrest Estates, off of Sterling Road
Comprehensive Permit for 84 single-family dwellings
Approved: 2/28/08
- Muirfield Development, Jones Crossing, off of Deershorn Road
Amendment to Comprehensive Permit for 44 condominium units
Withdrawn: 7/25/08
- Muirfield Development, Jones Crossing, off of Deershorn Road
Extension of Comprehensive Permit for 36 condominium units
Extended to March 2010: 7/25/08
- Curt Plante, Blue Heron Pond, off of High Street Extension
Amendment to Comprehensive Permit for 58 condominium units
Approved: 12/11/08

Variances

- John Kanis, 507 Harvard Road
Variance for Section 4.11 (Lot area)
Status: Continued into 2009
- Francis Crowley, 204 Fire Road 3
Variance for Section 4.11 (Lot area)
Status: Continued into 2009



Blue Heron Pond Affordable Housing Development

Special Permits

- Bell Atlantic Mobile d/b/a Verizon Wireless, off of Winsor Road
Special Permit for Section 15.40 (Personal wireless service facility)
Approved: 2/28/08

- Clinton Fish & Game Protective Association, South Meadow Road
Special Permit for Section 3.23-D (Other active outdoor recreation facilities in a predominately natural setting)
Denied: 5/29/08
- Lancaster Parcel B, LLC, Lunenburg Road
Special Permit for Section 3.13 (Unlisted uses)
Approved: 5/29/08
- Albert Gould and Karen Joyce, 1357 North Main Street
Extension for Special Permit for Section 8.11 (Non-conforming buildings – continuance, alteration, extension)
Extended to July 6, 2009: 6/26/08
- Steve Boucher and Steve Harper, 1543 Lunenburg Road
Special Permit for Section 3.13 (Unlisted uses)
Denied: 9/25/08
- Jason and Kate Engelhardt, 157 Centerbridge Road
Special Permit for Section 3.21-CC (Office space greater than 300 SF) and Section 3.34-B (Installation of a sign)
Approved for Section 3.21-CC: 12/11/08
Status for Section 3.34-B: Continued into 2009
- TJM, Inc. d/b/a Lancaster A-1 Auto Body, Inc., 164 High Street Extension
Amendment for Special Permit for Section 8.22 (Non-conforming uses – change in use)
Approved: 12/11/08

Appeals

- Hillwinds Family Limited Partnership d/b/a Circle B Barn Company, 489 Neck Road
Appeal of Building Department Decision
Approved: 9/25/08

Other Business

In January 2008, the Board re-organized and re-elected Scott Miller as Chair, and elected Robert Marshall as Vice-Chair and Francis Sullivan as Clerk.

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, npiazza@lancasterma.net or lmichalak@lancasterma.net. The Board of Appeals appreciates the professionalism and support provided by the CD&P staff over the past year.

Respectfully submitted,

Scott Miller, *Chair*

Robert Marshall, *Alternate Member, Vice-Chair*

Francis Sullivan, *Alternate Member, Clerk*

Jeanne Rich

Eugene Christoph

David Stadtherr

Sarah Gulliver

John Parsons, *Alternate Member*