

## **BOARD OF APPEALS**

Calendar year 2009 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 2009, the highlights of which are listed as follows:

### **Comprehensive Permits**

- Muirfield Development, Jones Crossing, off of Deershorn Road  
Amendment to Comprehensive Permit for 32 single-family detached homes  
*Status:* Continued into 2010

### **Variances**

- Jason and Kate Engelhardt, 157 Centerbridge Road  
Variance for Section 220-27 (C) (Installation of a sign)  
*Approved:* 2/26/09
- Francis Crowley, 204 Fire Road 3  
Variance for Section 220-10 (Lot area)  
*Approved:* 3/26/09
- Roald and Jennifer Osbold, 125 Harvard Road  
Variance for Section 220-10 (Lot area)  
*Approved:* 4/23/09

### **Special Permits**

- DaVinci Biomedical Research Products, Inc., 40 Maple Street  
Special Permit for Section 220-52 (B) (Change in non-conforming use)  
*Approved:* 4/23/09
- Joseph Spinelli, 1331 Main Street  
Special Permit for Section 220-51 (A) (Non-conforming buildings – continuation, alteration, extension)  
*Approved:* 5/25/09

- Donald and Jane Martin, Fire Road 7  
Special Permit for Section 220-51 (A) (Non-conforming buildings – continuation, alteration, extension)  
*Approved: 6/25/09*
- Albert Gould and Karen Joyce, 1357 North Main Street  
Extension for Special Permit for Section 220-51 (A) (Non-conforming buildings – continuance, alteration, extension)  
*Extended to January 25, 2010: 6/25/09*
- Roald and Jennifer Osvold, 125 Harvard Road  
Special Permit for Section 220-9 (G) (Accessory apartment)  
*Approved: 11/19/09*
- Town of Lancaster, Pine Hill Road  
Special Permit for Section 220-8.3 (D) (Other active outdoor recreation facilities in a predominantly natural setting)  
*Approved: 11/19/09*
- Paula Cioffi, 33 Fire Road 7  
Special Permit for Section 220-9 (G) (Accessory apartment)  
*Approved: 12/10/09*

### **Appeals**

- DaVinci Biomedical Research Products, Inc., 40 Maple Street  
Appeal of Cease and Desist Order for Section 220-52 (B) (Change in non-conforming use) or Section 220.8.4-B (Religious and educational uses)  
*Withdrawn: 5/28/09*
- Brian and Cheryl DiPietro, 123 Chace Hill Road  
Appeal of Cease and Desist Order for Section 220-8.1 ((EE) (Outdoor storage in side and rear yards)  
*Denied: 6/25/09*

### **Other Business**

In January 2009, the Board re-organized and re-elected Scott Miller as Chair, 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](mailto:npiazza@lancasterma.net) or [lmichalak@lancasterma.net](mailto: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***