

BOARD OF APPEALS

Calendar year 2011 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 2011, the highlights of which are listed as follows:

Comprehensive Permits

- Richmond Development, Fieldcrest Estates, off of Sterling Road
Extension for Comprehensive Permit
Extended to January 27, 2014: 1/27/11
- Muirfield Development, Jones Crossing, off of Deershorn Road
Request to withdraw Waiver for Flexible Development
Approved: 9/22/11
- Muirfield Development, Jones Crossing, off of Deershorn Road
Extension for Comprehensive Permit
Extended to September 30, 2012: 9/22/11
- Blue Heron Pond LLC, Blue Heron Pond, off of High Street Extension
Request to reduce number of Affordable-rate Units
Status: Discussion continued into 2012
- Lussier Real Estate Investment Company, Sandy Hollow, off of Mill Street Extension
Application for Comprehensive Permit, 12 rental townhouse units
Status: Hearing continued into 2012

Variances

- Reliance Engineering, 851 Sterling Road
Variance pursuant to Section 220-11 (B) (Side and Rear Yard Setback)
Approved: 7/28/11

Special Permits

- Albert Gould and Emily Devito, 1357 North Main Street
Extension for Special Permit for Section 220-51 (A) (Non-conforming buildings – continuance, alteration, extension)
Extended to January 27, 2012: 1/27/11

- Lower Nashua Trust, Laied Harris (Trustee), 143 Bolton Road
Special Permit for Section 220-51 (A) (Non-conforming buildings – continuance, alteration, extension) and Section 220-51 (B) (Non-conforming buildings – reconstruction)
Approved: 3/24/11
- James Monroe Wire and Cable Corporation, 767 Sterling Road
Special Permit for Section 220-51 (A) (Non-conforming buildings – continuance, alteration, extension)
Approved: 8/25/11
- John Sargent, 170 Shirley Road
Special Permit for Section 220-51 (A) (Non-conforming buildings – continuance, alteration, extension) and Section 220-51 (B) (Non-conforming buildings – reconstruction)
Approved: 9/22/11

Appeals

- None submitted in 2011.

Other Business

In March 2011, the Board re-organized and re-elected Scott Miller as Chair, Robert Marshall as Vice-Chair and Francis Sullivan as Clerk.

In November 2011, the Administrative Assistant to the Board of Appeals, Linda Michalak, retired after five years of dedicated service to the Board. The Board of Appeals would like to thank Linda for her excellence and professionalism during her tenure with the Town of Lancaster. We wish her the best in her retirement.

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 jgalliardt@lancasterma.net. The Board acknowledges the professionalism and support offered by the Community Development and Planning office in completing this year's work.

Respectfully submitted,

Scott Miller, *Chair*

Robert Marshall, *Vice-Chair, Alternate Member*

Francis Sullivan, *Clerk, Alternate Member*

Jeanne Rich

Eugene Christoph

David Stadtherr

Sarah Gulliver

John Parsons, *Alternate Member*