

## **BOARD OF APPEALS**

Calendar year 2012 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 2012, the highlights of which are listed as follows:

### **Comprehensive Permits**

- Lussier Real Estate Investment Company, Sandy Hollow, off of Mill Street Extension  
Application for Comprehensive Permit, 12 rental townhouse units  
*Approved: 1/26/12*
- Blue Heron Pond LLC, Blue Heron Pond, off of High Street Extension  
Amendment to Comprehensive Permit, request to add 59<sup>th</sup> unit  
*Approved: 3/22/12*
- Muirfield Development, Jones Crossing, off of Deershorn Road  
Extension for Comprehensive Permit  
*Extended to November 29, 2012: 9/27/12*

### **Variances**

- Mark Ayotte, 289 Seven Bridge Road  
Use Variance / Grandfathered Status  
*Approved: 2/23/12*
- Massachusetts Youth Soccer Association, 512 Old Union Turnpike  
Variance pursuant to Sections 220-29B (Freestanding signs) and 220-31 (Size, location and illumination exceptions)  
*Approved: 4/26/12*
- William Putnam, 225 Kaleva Road, Parcels 1 and 2  
Variance pursuant to Sections 220-10(A) (Lot area) and 220-10(B) (Lot frontage)  
*Approved: 8/2/12*
- Padula Bros., 700 Fort Pond Road  
Variance pursuant to Sections 220-28(B) (Permitted forms of illumination) and 220-29(B) (Freestanding signs, limitations on sign location and size)  
*Approved: 8/2/12*
- Padula Bros., 700 Fort Pond Road  
Variance pursuant to Section 220-29(C) (Attached signs, limitations on sign location and size)  
*Approved: 9/27/12*

### **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 July 27, 2012: 1/26/12*
- Bell Atlantic Mobile of Massachusetts, Ltd. (d/b/a Verizon Wireless), 149 Winsor Road  
Amendment to Special Permit for Section 220-43 (Personal Wireless Service Facility)  
*Approved: 3/22/12*
- Wireless Edge Towers LLC, MCI-Shirley, Shirley Road  
Special Permit for Section 220-43 (Personal Wireless Service Facility)  
*Approved: 6/14/12*
- UGT Renewable Energy 10 LLC, Shirley Airport, Shirley Road  
Special Permit for Section 220-8.4(A) (Underground or overhead communications, gas, electrical, sewerage, drainage, water, traffic, fire and police system services, appurtenant equipment and installations)  
*Approved: 8/2/12*
- 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 August 31, 2012: 8/2/12*
- Robert and Irene Connor, 5 Old Union Turnpike  
Special Permit for Section 220-8.2 (B) (Keeping of poultry or livestock)  
*Denied: 9/27/12*
- John and Christina Quill, 45 Fire Road 8  
Special Permit for Section 220-51(B) (Nonconforming buildings, reconstruction) / Section 6 Finding  
*Approved: 9/27/12*
- Lancaster Property Management LLC, 1410 Lunenburg Road  
Special Permit for Sections 220-51(A) (Nonconforming building – continuance, alternation, extension) and 220-52(B) (Nonconforming uses – change in use)  
*Approved: 11/29/12*
- Cumberland Farms, 114 Main Street  
Special Permit / Variance / Section 6 Finding for Section 220-28(A) (Permitted forms of illumination), 220-27(C) (Setbacks and corner clearance) and 220-29(B) (Limitations on sign location and size)  
*Approved: 11/29/12*

### **Appeals**

- None submitted in 2012.

### **Other Business**

In January 2012, 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 [jgalliardt@lancasterma.net](mailto: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***

**Francis Sullivan, *Clerk, Alternate Member***

**Eugene Christoph**

**David Stadtherr**

**Sarah Gulliver**

**Jeanne Rich, *Alternate Member***

**John Parsons, *Alternate Member***