

BOARD OF APPEALS

Calendar year 2014 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 2014, the highlights of which are listed as follows:

Comprehensive Permits

- CHAPA, Blue Heron Pond Development
First right of refusal on 502 Blue Heron Drive
Voted Not to Purchase: 4/24/14
- Grand Oaks, LLC, Grand Oaks Development, off of High Street Extension
Comprehensive Permit for (16) townhouse rental units
Approved: 10/8/14
- Blue Heron Pond, LLC, Blue Heron Pond Development, off of High Street Extension
Amendment to Comprehensive Permit to void Amendments 7, 8 and 9; designate open space parcels; and finalize list of affordable units
Approved: 11/20/14

Variances / Special Permits / Other Zoning Relief

- Ahmad Mekkaoui, Main Street Auto, 214 Main Street
Variance or other zoning relief pursuant to Sections 220-27 (C) (Signs and Illumination), 220-29 (B) (Freestanding signs), 220-13 (B, C) (Setbacks and corner clearance)
Approved: 1/23/14
- Mark Gionet, 28-30 Harvard Road
Special Permit pursuant to Section 220-51 (Non-conforming buildings) and Section 220-53 (Non-conforming lots)
Approved as a Section 6 Finding: 4/24/14
- Albert Ira Gould, 1357 North Main Street
Variance or other zoning relief pursuant to Section 220-11 (A) (Yard dimensions – front yard setback) and Section 220-11 (B) (Yard dimensions – side and rear yard setback)
Approved as an Amendment to the Special Permit (June 2006): 4/24/14
- Daniel Favreau, 250 Ponakin Road
Special Permit pursuant to Section 220-9 (G) (Accessory apartment)
Approved: 7/24/14
- Roseanna Stanley, 405 Goss Lane

Special Permit pursuant to Section 220-8.1 (A, B) (Single-family detached dwelling, Two-family dwelling) and Section 220-9 (G) (Accessory apartment)

Approved: 8/28/14

- Marjorie Corbley, 113 Sterling Road
Special Permit pursuant to Section 220-9 (G) (Accessory apartment)
Approved: 8/28/14
- John and Linda Parsons, 172 Sterling Road
Special Permit pursuant to Sections 220-8.6 (C, E) (Structures for storage and distribution of goods, supplies, equipment and machinery; Open storage facilities for lumber, stone, brick, gravel, cement or other bulk materials and contractor's yards)
Withdrawn without prejudice: 9/25/14
- Cumberland Farms, Inc., 94 Main Street
Special Permit pursuant to Section 220-8.5 (C) (Gas station/retail store), Section 220-51 (Non-conforming buildings) and Section 220-53 (Non-conforming lots)
Approved: 9/25/14
- Cumberland Farms, Inc., 94 Main Street
Special Permit pursuant to Section 220-27-31 (Signs and illumination)
Approved: 10/23/14
- Ford Ogden, 0 Harvard Road
Special Permit pursuant to Section 220-8.2 (B) (Keeping of poultry or livestock)
Approved: 11/20/14
- Clean Energy Collective, 582 George Hill Road, Proposed Lots 10 and 11
Special Permit pursuant to Section 220-8.4 (A) (Underground or overhead communications, gas, electrical, sewerage, drainage, water, traffic, fire, and police system services, appurtenant equipment, and installations)
Application Not Accepted: 11/20/14

Appeals

None submitted.

Other Business

In January 2014, the Board re-organized and re-elected Scott Miller as Chair, Robert Marshall as Vice-Chair and Francis Sullivan as Clerk.

A new alternate member, Mark Eaton, was appointed by the Board of Selectmen in 2014, replacing the seat held by John Parsons who resigned in 2013. The Board welcomes Mark to the Board of Appeals.

In November 2014, Vice-Chair Robert Marshall and Member Eugene Christoph stepped down. The Board thanks them for their years of service to the Town and to the Board.

In September 2014, the Community Development and Planning and Board of Health offices welcomed our new Administrative Assistant and Office Manager, Heather Hampson. Heather brings a wealth of municipal administrative experience to the Town. She has recently worked as an Administrative Assistant in the towns of Maynard, Shirley and Littleton supporting the Conservation Commission, Board of Appeals, Board of Health and Building department.

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 Lancaster Community Center. 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 978-365-3326 x1311, npiazza@lancasterma.net or hhampson@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*

Francis Sullivan, *Clerk, Alternate Member*

David Stadtherr

Sarah Gulliver

Jeanne Rich, *Alternate Member*

Mark Eaton, *Alternate Member*