

BOARD OF APPEALS

Calendar year 2015 proved to be a moderate year for the Lancaster Board of Appeals. A wide range of activities occurred, ranging from variances and special permit applications to Chapter 40B comprehensive permit applications. The Board of Appeals reviewed several significant applications in 2015, the highlights of which are listed as follows:

Comprehensive Permits

- Blue Heron Pond LLC, Blue Heron Pond Development
Acceptance of CPA Audit
Approved: 12/17/15
- CHAPA, Blue Heron Pond Development
First right of refusal on 750 Blue Heron Drive
Voted Not to Purchase: 12/17/15
- Grand Oaks LLC, Grand Oaks Development
Amendment to Comprehensive Permit for demolition of existing house, re-build as a condominium unit
Approved: 12/17/15

Variances / Special Permits / Other Zoning Relief

- Clean Energy Collective / George Hill Orchards, Inc., 582 George Hill Road
Special Permit pursuant to Section 220-8.4 (A) (Underground or overhead electrical services)
Denied: 2/26/15
- Louis Algieri, 22 Chace Hill Road
Variance pursuant to Section 220-11 (B) (Side and rear yard setback)
Approved: 2/26/15
- John Ford, 24 Lunenburg Road
Variance pursuant to Section 220-11 (B) (Side and rear yard setback)
Approved: 3/26/15
- Hollis Petri, 122 Neck Road
Special Permit pursuant to Section 220-9 (G) (Accessory apartment)
Approved: 5/28/15
- Stephanie Frommer, 148 Sterling Road
Special Permit pursuant to Section 220-9 (G) (Accessory apartment)
Approved: 12/17/15
- Daniel Warila, 1340 Lunenburg Road

Special Permit pursuant to Section 220-31 (Sign exceptions)

Approved: 12/17/15

Appeals

None submitted.

Other Business

In January 2015, the Board re-organized and re-elected Scott Miller as Chair, elected Jeanne Rich as Vice-Chair and re-elected 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 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*

Jeanne Rich, *Vice-Chair*

Francis Sullivan, *Clerk*

David Stadtherr

Sarah Gulliver

Mark Eaton, *Alternate Member*

Matthew Mayo, *Alternate Member*

Robert Baylis, *Alternate Member*