

TOWN OF LANCASTER  
BOARD OF APPEALS  
Prescott Building Conference Room  
Thursday, December 5, 2019

Present: Chair Jeanne Rich, Hannah Meyer, Frank Sullivan, Scott Miller, and Bob Baylis

Staff Present: Michael Antonellis, Director of Planning & Community Development

Absent: David Stadtherr and Matthew Mayo

List of Documents:

- Special Permit Application -285 White Pond Road from Paul and Jennifer Leone
- Variance Application – 1 Holiday Lane from Paul and Jennifer Leone
- Resignation letter from Sarah Gulliver.
- Minutes for July 25, 2019 and October 24, 2019.
- December 5, 2019 Agenda

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There being a quorum present, Chair Rich called the meeting to order at 7:00 PM.

Chair Rich informed the attendees that the Special Permit for 89 Cleverly Cove and also the Special Permit request for Jones Crossing have been withdrawn by the applicants. The Board will not be discussing under correspondence Jones Crossing.

Variance-1 Holiday Lane-Paul and Jennifer Leone-minimum lot area  
Special Permit- 285 White Pond Road- Paul and Jennifer Leone (alteration or change)

Chair Rich read the Public Hearing Notice. Jennifer Leone explained that the well is fifty feet from the leech field. She said the well is fifteen foot and if anything ever happened to their well they don't have anywhere to dig a new well. They bought the house next door so if they have to then they would have a place. They are looking at taking 2,243 square feet from 285 White Pond Road and adding it to 1 Holiday Lane. A variance request is for 1 Holiday Lane for reduction of the minimum lot area. Scott Miller said the variance request reasons are because of the topography, the narrowness of the road and is would be a significant hardship to find a new water source.

**Scott Miller made a motion to close the hearing. Bob Baylis seconded the motion. VOTE: 5-0-0.**

**Bob Baylis made a motion to grant the special permit for section six. Scott Miller seconded the motion. VOTE: 5-0-0.**

**Scott Miller made a motion to grant a variance for the reduction of the area of Lot 285 White Pond Road and adding it to Lot 1 Holiday Lane on the basis that it meets the requirements for a variance because of topography, lot shape and hardship. Bob Baylis seconded the motion. VOTE: 5-0-0.**

Other Business:

**A motion was made by Scott Miller to approve the minutes of July 25, 2019. The motion was seconded by Hannah Meyer. VOTE: 3-0-2(Abstained Jeanne Rich and Frank Sullivan)**

The minutes of October 24, 2019 were tabled until the next meeting.

The Board received a resignation letter from Sarah Gulliver.

**With there being no other business before the Board, Chairman Rich called the meeting adjourned at 7:30 PM.**

Respectfully submitted

Debra Dennis  
Community Development and Planning