

TOWN OF LANCASTER
BOARD OF APPEALS
701 Main Street, Nashaway Room
Thursday, July 25, 2019

Present: Chair Jeanne Rich, Sarah Gulliver, Scott Miller, Hannah Meyer and Robert Baylis

Absent: David Stadtherr, Matt Mayo and Frank Sullivan

Also Present: Michael Antonellis, Director of Community Development and Planning

List of Documents:

There being a quorum present, Chair Rich called the meeting to order at 7:04 PM.

New Business

Public Hearing-Joseph & Debra D'Eramo, 127 Harvard Road, Special Permit for an accessory apartment pursuant to Section 220-9(G) of the Lancaster Zoning Bylaw.

Jeanne Rich stepped down and left the table because of a conflict. Scott Miller read the public notice into record. Mr. Joe D'Eramo came forward. He said he is seeking approval for an accessory apartment that is already built. He said when he took out his building permit it stated an accessory apartment.

The existing structure is 2,243 Square Feet of Gross Floor Area. The proposed accessory apartment will occupy 672 square feet. He said he will remain owner-occupied. The accessory apartment will house a maximum of three tenants and the primary residence will remain owner occupied. The driveway entrance to Harvard Road will meet building code requirements to assure habitability and safety and is connected to town water and sewer.

Robert Baylis made a motion to close the hearing. Sarah Gulliver seconded the motion. Vote: 4-0-0.

Robert Baylis made a motion to approve the special permit. Sarah Gulliver seconded the motion. Vote: 4-0-0.

At 7:19 Jeanne Rich returned to the table.

Public Hearing-Robert E. Turner, 42 Spectacle Pond Road, Variance from the side yard setback pursuant to Section 220-11B (4) of the Lancaster Zoning Bylaw.

At 7:20 pm Chairman Rich read the public hearing notice into the record.

Neal Gorman from David Lee Ross Associates and Robert Turner came forward.

Presently located on the premises is a vacant lot; previously on the lot was a Single Family detached structure. Request to build a new dwelling on this nonconforming property. This had a structure on it prior to the current zoning bylaws. He is seeking a variance pursuant to Lancaster Zoning Bylaw Section 220-10 for relief from the lot frontage and lot area and Section 220-11 for relief from the side yard setback of the zoning bylaw to allow the construction of a single family detached structure. The following variances are asked for 152.45 feet from the required lot frontage, 1.1 acres from the required lot area and 5.9 feet from the required side yard setback.

The applicant requested a continuance until the next meeting on August 25, 2019.

Scott Miller made a motion to continue the public hearing until August 25, 2019. Sarah Gulliver seconded the motion. VOTE: 5-0-0.

Other Business:

Discussion – Pre-existing Non-Conforming Structures- this was tabled until the next meeting.

Correspondence –The Board reviewed the documents in the correspondence folder.

The minutes of March 28, 2019 were tabled.

Scott Miller left the meeting at 7:46PM.

The Board signed the Goodridge Brook Estate decision.

With no other business Chairman Rich adjourned the meeting at 7:50PM.

Respectfully submitted;

Debra Dennis, Office Manager