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TOWN OF LANCASTER
BOARD OF APPEALS
Town Hall, 695 Main Street
Thursday, August 22, 2019

Present: Chair Jeanne Rich, Robert Baylis, Hannah Meyer, David Stadtherr, Frank Sullivan, Scott Miller and Matthew Mayo

Absent: Sarah Gulliver

Also Present: Legal Counsel for the Town Adam Costa, from Mead, Talerman and Costa; Michael Antonellis, Director of Planning & Community Development

List of Documents:

- Board of Appeals Agenda: August 22, 2019
- 42 Spectacle Pond Road Application, site plan, materials submitted by applicant
 - Variance Application; submitted by Robert Turner; June 27, 2019.
 - Site Plan; prepared by Daniel Wolf, Engineer of David E Ross Associates, Inc.; dated June 2019.
 - Elevations and Floor Plan; prepared by Geobarns, LLC
 - "Photographs" memo submitted by the applicant dated August 2019; prepared by David E Ross Associates, Inc.
 - Project Summary submitted by applicant and prepared by David E Ross Associates, Inc.
 - Section 220-12 Building Dimensions
- 36 Harkins Street –
 - Special Permit & Variance Application; submitted Sherri Boissoneau and Lynne Piermarini; July 31, 2019 & July 29, 2019;
 - Site Plan; prepared Cabco Consult dated July 29, 2019.
 - Elevations and Floor Plan; provided within application.
- 81 Narrow Lane – Application, plan, elevations
 - Variance Application; submitted by MJ Contracting; July 22, 2019
 - Site Plan; prepared Ducharme & Dillis dated June 13, 2019.
 - Elevations and Floor Plan; provided within application.
- Email from Jeff Linthwaite
- Staff review memo – 42 Spectacle Pond Road, 36 Harkins Street, and 81 Narrow Lane
- 2020 meeting schedule

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

Old Business

42 Spectacle Pond Road - Public Hearing - Robert E. Turner, Variance from the side yard setback, Frontage, and Lot Area.

Jeanne Rich asked if Michael Antonellis had had an opportunity to research into a Section 6 finding as discussed at the previous meeting. Mr. Antonellis stated that he conferred with Town Counsel regarding

50 the question and that counsel had confirmed that a section 6 finding would not apply and that the
51 applicant required all 3 variances as applied for.

52
53 Neil Goreman, Engineer, gave an overview of the application and the relief requested. Robert Turner,
54 owner, was also present.

55
56 Scott Miller asked if the structure could be moved either North or South on the lot and questioned the
57 placement of the deck.

58
59 MS. Rich commented that the newly proposed appears to be less nonconforming than what was
60 previously located on the lot.

61
62 Mr. Miller asked about improvements to the leaching system.

63
64 Ms. Rich opened the hearing to public comment.

65
66 John Dupluis was present to be heard. Mr. Dupluis stated concerns regarding stormwater, drainage,
67 driveway access, and elevation change.

68
69 Mr. Goreman responded to the concerns of Mr. Dupluis.

70
71 Janet Smith, present to be heard. Ms. Smith stated concerns regarding an existing tree.

72
73 Mr. Goreman stated the tree is outside of the 100 foot wetlands buffer.

74
75 Donald Cipriotti present to be heard and stated concerns about a utility pole.

76
77 Mr. Goreman proposed to relocate pole.

78
79 Ms. Rich asked about electrical service provided by the pole and impact to neighbors.

80
81 Present to vote on the matter were Jeanne Rich, Scott Miller Hannah Meyer and Bob Baylis.

82
83 Upon a motion by Scott Miller and Seconded by Bob Baylis the board voted 4-0 to close the public
84 hearing.

85
86 Upon a motion by Scott Miller and seconded by Bob Baylis the board voted 4-0 to approve the variances
87 with the condition that the applicant maintain existing vegetation to the maximum extent feasible and
88 to replace removed trees with similar species or arborvitae.

89
90
91 New Business

92 81 Narrow Road - Public Hearing - Dennis Monteiro, Variance and Special Permit.

93
94 Present to be heard was Seth Donahue, engineer, and Dennis Monteiro, applicant.

95
96 Mr. Donahue gave an overview of the application and the relief requested and responded to staff
97 comments.

98
99 Mr. Miller asked about façade treatments and commented on available space for a 2 foot projection.
100
101 Mr. Donahue said there is enough space within the design to account for a 2 foot projection without
102 increasing need for relief.
103
104 Bob Baylis also made comment regarding proposed façade treatment options to engage the streetscape.
105
106 Ms. Rich opened the hearing to public comment
107
108 Ted Fritsche, present to be heard and voice support of the project.
109
110 Voting members included Scott Miller, Frank Sullivan, Matt Mayo, David Stadtherr, and Bob Baylis.
111
112 Upon a motion by Scott Miller and Seconded by Bob Baylis the board voted 5-0 to close the public
113 hearing.
114
115 Upon a motion by Bob Baylis and Seconded by David Stadtherr the board voted 5-0 to approve the
116 Variance and Special Permit as requested with a condition that the street facing portion of the end unit
117 include façade treatments to emulate the front of a house and that the structure be in compliance with
118 height requirements as stated within the Zoning Bylaw.
119
120
121 36 Harkins Street - Public Hearing - Sherri Boissoneau and Lynne Piermarini, Variance and Special Permit.
122
123 Sherri Boissoneau and Lynne Piermarini appeared to present the application before the board.
124
125 Representative from Cabco, engineering firm, present to answer any questions by the board.
126
127 Ms. Piermarini gave an overview of the need for the requested relief.
128
129 The board made general discussion about the location of the proposed structure, the location of the
130 property, the proximity to Town of Lancaster owned property.
131
132 Ms. Rich opened the hearing to public comment.
133
134 Present to be heard was a Mr. O’Loughlin. Mr. O’Loughlin stated questions about sewer. Ms. Rich stated
135 the plan shows that the house is serviced by town sewer.
136
137 Ms. Meyer recused herself from voting.
138
139 Voting members included Scott Miller, Matt Mayo, Bob Baylis, Frank Sullivan and David Stadtherr.
140
141 Upon a motion by Mr. Miller and seconded by Mr. Stadtherr, the board voted 5-0 to close the public
142 hearing.
143

144 Upon a motion by Mr. Miller and seconded by Mr. Stadtherr the board voted 5-0 to approve the
145 requested Special Permit and to accept the applicants request for a Leave to Withdraw without
146 Prejudice for the requested Variance.

147

148 Other Business:

149 Correspondence

150 No Correspondence

151

152

153 Minutes - March 28, 2019

154

155 No minutes to approve

156

157

158 Appointment of Counsel

159 The board confirmed preference to continue using Attorney Adam Costa, of Meade Tallerman and
160 Costa.

161

162 2019 – 2020 meeting dates

163 The board accepted the 2020 meeting schedule.

164

165

166

167 **With there being no other business before the Board, Chairman Rich called the meeting adjourned at**
168 **8:15 PM.**