

**LANCASTER ZONING BOARD OF APPEALS  
PUBLIC MEETING AMENDED AGENDA**

**December 14, 2023 7:00 PM**

**Meeting  
Nashaway Meeting Room, Prescott Building  
701 Main Street  
Lancaster, MA 01523  
And  
Remote Access Via Zoom**

**Administrative**

**1. Attendance Roll Call**

Frank Sullivan

Rob Alix

Eric Jakubowicz

Dennis Hubbard

Jeanne Rich

Matt Mayo (Absent)

**2. Approve meeting minutes: 10/26/23.**

This tabled until the next meeting.

**Public Hearings**

**1. 65 Fire Rd. 8 – Special Permit Application**

The Chair read the notice. Attorney Peter Campobasso, representing the owner of the land. Atty Campobasso went over the history of the property. The Chair opened the meeting to the people in the room. Nothing was heard. The Chair then opened it to people in on Zoom. Brendan Laughlin asked about septic setbacks. This was discussed in detail. Mr. Laughlin had additional queries about the building.

Christina Quill, the Applicant, voiced her concerns and stated why they were here today. She said she was available to answer any questions. The Chair did not see any other comment from zoom. A motion was made by Member Rich to close the hearing. Member Sullivan seconded. The Chair asked for further discussion. Hearing none he took a roll call vote:

**Vote:**

Frank Sullivan

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Jeanne Rich  
Dennis Hubbard  
Rob Alix  
Eric Jakubowicz

**Vote: (5-0) to Close the Hearing**

Jean Rich made a motion to approve the Special Permit. This was Seconded by Eric Jacobowicz. The Chair called for further discussion. Hearing none the Chair took a Roll Call Vote:

**Vote:**

Jeanne Rich  
Frank Sullivan  
Dennis Hubbard  
Rob Alix  
Eric Jakubowicz

**Vote (5-0) The Special Permit was approved for 65 Fire Rd 8.**

This will be filed with the town clerk after 20 days it will be available to them to file with the registry of deeds.

**2. 13 Neck Rd. Comprehensive Permit Application**

The Chair read the permit application. Attorney Alphen from Blatman, Bobrowski, Haverty & Silverstein of Concord Mass made an introduction to the project. The next speaker was Russ Tetford a civil engineer. He presented the project, including the storm water management and landscape plans. He presented the entire project in illustration on Zoom.

Jeremy Baldwin from Harvard Mass presented next. He had a presentation of the project from an architectural perspective.

Chris Elchin talked next. He summarized what needed to be done next. He was looking for recommendations from the Board for the type of traffic review. He looked for comments and questions from the Board and the Public. Member Rich asked about the number of bedrooms. Mr. Elchin answered that along with letting the Board know that he was going to meet with other departments and police town including the Fire, Board of Health. The Chair said they would get back to them with the recommendation for traffic study. The applicant and the Board talked in detail about the reviews and how to get recommendations as quickly as possible.

Mr. Keating read an email from Chief Moody that contained questions about the parking in the snow for safety concerns.

Chief Hanson asked if there were any questions concerning fire related issues. The Chair responded saying it was too early for that. The Board was going to send all material directly to Chief Hanson. Member Rich made a motion that the board authorize the town through the town administrator to engage in peer review of the project and traffic engineering. Member Hubbard seconded the motion. The Chair asked for any discussion. Hearing none, the Chair called for a roll call vote:

**Vote:**

Jean Rich

Frank Sullivan

Dennis Hubbard

Rob Alix

Eric Jakubowicz

**Vote (5-0) Authorizing the Town Administrator to engage in peer review of the project.**

The Chair opened up the meeting for public comment. Sean Phillips, 47 Center Bridge Rd, spoke next. Mr. Phillips was concerned with safety. He was also concerned with runoff of the water.

Sam Waters, 24 Neck Road, spoke next. Mr. Waters was concerned with the parking lot being in a residential neighborhood.

Henry Richter, 36 Neck Road, took the podium. Mr. Richter was concerned about the safety in putting 11 apartments on one half an acre.

Attorney Tymonner, of Simon and Davis, representing Jan Pirozzolo-Mellows, of 12 Neck Road. Atty Tymonner wanted to introduce himself to the Board. He talked about a few things.

Winn Clark, 928 Main Street, talked next. He was concerned with the setbacks. He wanted public safety to be considered.

Lee Pothier, 66 Bridge Rd, had similar concerns concerning safety, snow removal, landscaping, and many other concerns.

Martha Moore, 131 Center Bridge Road, Ms. Moore ensued in a general discussion about what was appropriate at this site.

Emily Taylor, 634 Main St. Ms. Taylor had the same general concerns as her neighbors. She talked briefly about the use of Solar at the site from the outset.

Brendan Laughlin, 85 Center Bridge Rd. Mr. Laughlin felt it was too much for too small of a space. He felt it would be a terrible addition to the town.

Greg Wilson, 2 Neck Rd. Mr. Wilson ensued in a discussion on the waiverslist on page 77 of the application.

Ashley Luppold, 81 Center Bridge Rd. Ms. Luppold brought up her concerns which were primarily those of her neighbors and those of the additional cars brought on by 11 units.

Kendra Dickinson, 402 Oatman Way. Ms. Dickinson voiced concerns over parking and safety.

Ms. Dickinson also voiced concerns over the water pressure being ample enough for firefighters.

Ms. Dickinson also wanted to know “why” the developers had chosen the site.

Joe Deramo, 127 Harvard Road. Mr. Deramo had concerns over safety. The By-Laws were there and should not be overlooked.

The Atty for the project offered brief feedback for the residents.

Bob Lidstone, 311 Neck Rd, encouraged the applicant to come to their next meeting on December 20<sup>th</sup>.

Member Rich made a motion to continue this hearing until January 25<sup>th</sup>. Member Hubbard seconded. The Chair asked for any further discussion. Hearing none the Chair called for a Roll Call Vote:

**Vote:**

Jean Rich

Frank Sullivan

Dennis Hubbard

Rob Alix

Eric Jakubowicz

**Vote (5-0) To Continue the hearing until January 25<sup>th</sup>.**

**Review Upcoming Meetings**

Due to holidays, some Zoning Board of Appeals meetings will not be held.

1/25/2024 @ 7PM, hybrid

2/22/2024 @ 7PM, hybrid

**Adjourn**

Member Rich made a motion to adjourn the meeting. Member Sullivan seconded. The Chair asked for any discussion. Hearing none the Chair called for a Roll Call Vote:

**Vote:**

Jean Rich

Frank Sullivan

Dennis Hubbard

Rob Alix

Eric Jakubowicz

**Vote (5-0) Meeting Adjourned at 8:48**