

# LANCASTER ZONING BOARD OF ADJUSTMENT

MARCH 30, 2022

6:30 PM

## CALL TO ORDER:

The meeting was called to order at 6:30 pm by Chairman Rick Bernier.

## Roll Call:

**Regular Members Present:** Chairman Rick Bernier, Les Hilton, Steve Young, Vice Chair Tricia Frenette, Linda Ogle

**Alternate Members Present:** Nathan Kenison, Don Freddette, Chris McVetty

**Others Attending:** Sharon Kopp, Dave Fuller, Greg Cloutier, Robin Irving-Town Land Use Coordinator

## Public Hearings:

**Case#535-LRH-2 LLC for an Area Variance concerning Article 5, Section 5.00, "Lot Dimensions." Owner/Applicant wishes to construct 8 residential units in an already mixed-use structure wherein 6 units are allowed. Land Zoned Central Business District South. (Tax map P07 Lot 036 (0.095 acres) 55 Main Street).**

Sharon Kopp, representative for LRH-2 LLC, asked the boards permission to construct 2 more apartments, which will be handicap accessible, on the second and third floor, in addition to the already approved 6. Historically, this building has housed 4 apartments on each floor. The request is to bring that combination back, allowing for family units, studio apartments, and handicap apartments.

Les Hilton asked what the plan is for parking, and Sharon stated parking is currently on Canal Street, with the Towns permission for additional parking in the newly constructed Rotary parking lot.

Rialto movie theater manager, Dave Fuller stated that this could potentially cause parking issues, as both main street and the rotary parking lots are already full and asked specifically how they plan on dealing with the additional tenant parking.

Sharon Kopp stated that she has been monitoring that parking lot and has in fact noticed that it is not full to capacity at any given time.

Business owner Greg Cloutier stated that Main Street parking is in fact a big concern and with an additional 8 apartments this could potentially create a even more concern. He stated that the rotary parking lot was established to create parking specifically for the Main Street businesses. He also asked where the dumpsters for the building tenants

would be located. Mrs. Kopp stated that as of now, no dumpsters will be provided and that in the lease is stated that trash must be taken out on a weekly basis.

Chairman noted that the Town Manager is supportive of tenants using the rotary parking lot, and the Town will work to accommodate the additional 2 parking spaces.

**Motion was made by Les Hilton and seconded by Linda Ogle to approve the request as written based on the application. Motion carried.**

**APPROVAL OF MINUTES:**

**Moved by Linda Ogle and seconded by Steve Young to approve the minutes of the February 23, 2022 meeting as presented. Motion carried.**

**Les Hilton nominated and Steve Young seconded Rick Bernier as Chairman and Tricia Frenette as Vice Chairman of the Zoning Board, each having 1-year terms. Vote was taken. Motion carried.**

**Other Business:**

Robin Irving, Town Land Use Coordinator, stated that the potential buyers of a lot on Summer St currently For Sale (approximately 6,500 square feet) have been asked to appear before the Zoning Board for approval prior to any plans being constructed. The Real Estate office representing the buyer asked if the current owner of the parcel can come in front of the Zoning Board, to eliminate any confusion. Discussion on the fact that the owner must come and request a variance prior to buying, detailing a structured plan, before the Zoning Board can make a decision moving forward.

**Motion was made by Steve Young, and seconded by Linda Ogle to adjourn the meeting. Motion carried.**

**Meeting adjourned at 7:30 pm.**

Respectfully submitted,

Barbara Payer, Clerk

Approved:



Rick Bernier, Chairperson