

Lancaster Zoning Board
Location: Lancaster Town Hall
June 29, 2022

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, Vice Chair Tricia Frenette, Les Hilton, Linda Ogle, Steve Young,

Absent:

Alternate Members Present: Donald Freddette, Chris McVetty

Absent: Nathan Kenison

Others Attending: Land Use Coordinator, Robin L Irving, Clerk, Barbara Payer, Thad Presby (Applicant), Sonny Patel (Abutter)

A motion was made to accept the minutes from the March 30 meeting by Steve Young, seconded by Les Hilton. Motion passed unanimously.

Public Hearings:

Case #537-Livingstone, Eric-for an Area Variance concerning Article 5, Section 5.01, "Residential District-Setbacks and Frontage." Owner/Applicant wishes to construct an additional 12'x22' lean-to carport on pylons over existing asphalt driveway situated off the existing garage approximately 8' from the left boundary line when 10' is required. All other setbacks will be met. Land Zoned Residential. (Tax Map P04 Lot 042 (0.23 acres), 6 Grandview Drive.

Robin L. Irving, Land Use Coordinator presented the case. She explained that the structure is primarily used for cars, and given the current layout of the house there is nowhere to go with the addition except off the existing garage. The Abutter John Ahern does not oppose the addition.

Motion was made to move up alternate members to voting members by Steve Young and seconded by Les Hilton. Motion carried.

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

Case #536-Presby, Thaddeus D & Trevor B-for an Area Variance concerning Article 5, Section 5.02, Commercial District-Setbacks and Frontage." Owner/Applicant wishes to construct an additional 16'8x42' self-service car-wash bay on concrete slab approximately 4',6" from the right boundary line (side abutting existing Big Apple) when 10' is required. All other setbacks will be met. Land Zoned Commercial (Tax Map P04 Lot 060 (2.65 acres) 243 Main Street.

Thad Presby presented the case explaining that he would like to add another automatic bay within 4.5 feet from the property line on the side of Big Apple. The reason for location is the way traffic flows, keeping the 2 automatic bays together. Adding to the same length of the building. Flow of traffic is the main concern for a nice easy flow, keeping the entrance and exit consistent.

Steve Young made a motion to accept the application for review, Tricia Frenette seconded. Motion carried.

Case opened to Public:

Sonny Patel, Abutter/Owner of the Coos Motor Inn explained that he has been frustrated attempting to reach the owner of the car wash regarding issues that arise, such as the noise level of the blower and prompter in the automatic bay, and the shrubs on the property line not being properly maintained. Mr. Presby apologized and assured Mr. Patel they have recently installed a new system and have lowered the volume of the prompter. Because Presby has essentially resolved the noise issue with the prompter (Mr. Patel stated that the current level of noise from the prompter is acceptable) and newer, less-loud blowers, the new car wash bay must emit the same level of noise as is the current noise level with the same equipment. Mr. Presby clarified that the said shrubs are actually on Mr. Patel's property, as they were put in by the previous owner and thus cannot Mr. Presby cannot help to solve this problem. The property line falls between the shrubs, maintaining a buffer (Tricia Frenette outlined that installation of the shrub line buffer was a condition of the site plan for the motel). Mr. Presby mentioned concerns with thru-traffic along the right-of-way between his property and the convenience store. Because the right-of-way cannot be impeded, Tricia Frenette stated, as a condition of approval, that Presby install a yield sign coming in from Big Apple on the property line, in an effort to control traffic, and speed.

Steve Young made a motion to approve the application with new added condition for a yield sign. Les Hilton seconded. Motion carried.

Donald Freddette made a motion to allow Robin L. Irving permission to sign post-approval documents on behalf of the Officers. Linda Ogle seconded. Motion carried.

Chris McVetty made a motion to adjourn the meeting at 7:15, seconded by Tricia Frenette. Motion carried.

Respectfully submitted,
Barbara Payer, Clerk

Approved:

A handwritten signature in blue ink, appearing to read "Richard Bernier", is written over a horizontal line.

Richard Bernier, Chairman of the Lancaster Zoning Board of Adjustment