

LANCASTER ZONING BOARD OF ADJUSTMENT
May 29, 2019
6:30 PM

CALL TO ORDER:

The meeting was called to order at 6:35 PM by Chairman Rick Bernier, followed by roll call

ROLL CALL:

Regular Members Present: Chairman Rick Bernier, Steve Young and Les Hilton.

Regular Members Absent: Tricia Frenette, Chris McVetty.

Alternate Members Present: Don Freddette and Nathan Kenison.

Alternate Members Absent: Linda Ogle.

Others Attending: Doug Abbott and Zoning Advisor Ben Oleson.

Moved by Steve Young and seconded by Les Hilton to appoint Alternate Members Nathan Kenison and Donald Freddette as full voting members for tonight's meeting in place of Regular Members Tricia Frenette and Chris McVetty who are absent. Motion carried.

APPROVAL OF MINUTES:

Moved by Steve Young and seconded by Nathan Kenison to approve the minutes of the April 24, 2019 meeting. Motion carried.

PUBLIC HEARINGS:

Case #521 – Abbott Furniture/Douglas D Abbott for a Sign Special Exception concerning article 6.12, "Sign Special Exception" for a sign larger than the current zoning limitations. Applicant/Owner wishes to install an additional 4' X 8' Message Board sign to the existing sign posts. Said sign would increase the square footage from 32 sq. ft. to 64 sq. ft. when 50 sq. ft. is the approved allowance based on a previous Special Exception. Lot Zoned Commercial/Industrial. (563 Main Street, Tax Map R02-Lot 043, 8.95 acres).

Notices were sent to all known land abutters. None were present.

Chairman Rick Bernier opened the public hearing. Doug Abbott was present to represent the request. He explained that he is seeking the additional signage to be able to advertise special sale events. Mr. Abbott said that because of the speed limit past his store the additional signage would help provide better identification of the business. In answer to questions; the new sign will be on new posts and will be illuminated, sign will be wider not taller, only advertising new sales and lights will shine from ground up (not internal lights).

As there were no abutters, members of the public or written correspondence, the public hearing was closed and opened only to the Zoning Board.

Moved by Donald Freddette and seconded by Les Hilton to accept the request for a Sign Special Exception based on the applicant's Statement of Reasons.

Nathan Kenison asked if Mr. Abbott might change the sign in the future for an internally lit one. Mr. Abbott said he has no plans to do that as he said he just purchased a new sign last year.

Motion carried – unanimous.

Ben Oleson explained the 30 day appeal process.

OTHER BUSINESS:

Master Plan/Master Plan Committee – Mr. Oleson explained that the committee will be made up of 10 – 12 members; 5 from the town boards and 5-7 community members. There will be one from the ZBA (Linda Ogle), 2 PB, 1 CC and 1 Selectman. The Zoning Board recommended Linda Ogle be their representative on the Committee. Meetings will start in July or August. He said the PB, at their June meeting, will appoint the community members.

Moved by Steve Young and seconded by Les Hilton to adjourn the meeting.

Motion carried. Meeting adjourned at 7:10 pm.

Respectfully submitted,

Approved:

Jean E Oleson
Clerk

Rick Bernier
Chairman