

TOWN OF LANCASTER - *New Hampshire*



"The Friendly Town in the Friendly State"

03584

Town Offices
25 Main St.
Telephone (603) 788-3391
Fax 788-2114
www.lancasternh.org

Notice of Public Meeting Lancaster Zoning Board of Adjustment

Notice is hereby given that a public meeting will be held at **6:30 PM on Wednesday, August 31, 2022** at the Lancaster Town Hall, second floor, concerning the following:

Call to Order:

Roll Call.

Review and approve minutes from the July 27, 2022 meeting.

Public Hearings:

Case# 540 – Cholewa, Kyle & Jessica for a Special Exception concerning Article 4, Section 5.02, "Height Regulations and Exceptions-Maximum Structure Height." Applicant/Owner seeks special exception approval to construct a single-family farmhouse that is 37.5' high at its peak when 35' is the maximum allowable height. Land Zoned Agricultural. (Tax Map R18-Lot 027, 5.05 acres, 24 Hodge Road).

Case# 541—Gilman, Jeffrey d/b/a Geo. M. Stevens Real Estate, LLC- for an Area Variance concerning Article 5, Section 5.05, "Setbacks and Minimum Lot Size in the Central Business District Middle." Based on finding of fact that access to parcel Tax Map P06-Lot 042 from parcel Tax map P06-Lot 041 would not change, Lancaster Zoning Board of Adjustment granted Owner/Applicant an Area Variance on December 18, 2019, reducing the allowable setback and minimum lot size in order to obtain a Technical Subdivision/Lot Line Adjustment with abutting Tax Map P06-Lot 041. Said Subdivision brings the property line closer to the building on the subject parcel than the 10' allowable setback as well as reduces the lot size further below the minimum. Owner/Applicant requests approval of an Area Variance for the same reduction of allowable setback and minimum lot size but with change of access/no access from parcel Tax Map P06-041. Land Zoned Central Business District Middle. (Tax Map P06-Lot 042, 0.28 acres, 149 Main Street).

Other Business:

Training Topic(s)/Material(s): **None**

Announcement(s)/Correspondence(s): **Request for amendment to new fees**

Any other business as may legally be brought before said meeting:

Dated: August 18, 2022

LANCASTER ZONING BOARD
Richard Bernier, Chairman