



## **TOWN OF LINCOLN**

MASSACHUSETTS

16 Lincoln Road, Lincoln, MA 01773  
(781) 259-2615 / Fax (781) 259-8729

### **Zoning Board of Appeals**

#### **Minutes**

**Thursday, March 3, 2016**

**Members Present:** Joel Freedman, Co-Chair, David Henken, Co-Chair, Vinit Patel, Kathleen Shepard, David Summer, Bill Churchill, Ron Chester

**Absent:** Eric Snyder

#### **New Matters:**

**Van Vleck and Nydam, 2 Lewis Street** M/P 161-1-0, for a special permit for a property in the B-2 limited business district. Christine Van Vleck and David Nydam appeared before the board and walked the board thru their proposed plans as well as their current tenants. It was asked of the architect if the parking met the recently amended standard parking by-laws (15.3) and whether a waiver was needed. In addition, it was noted the applicant would need a right of way license from the MBTA over the adjoining property to access the rear parking spaces. The applicant included that they are meeting with the Planning Board for recommendation on March 22, 2016. The applicants agreed to supply an updated plan, the planning board recommendation, request for parking waivers if needed in advance of the next meeting.

**Action:** Motion to continue the hearing to April 7, 2016, was duly made and unanimously approved.

**Fretland, Adrian and Jennifer, 8 Pine Ridge Road** M/P 177-69-0, for a special permit to renovate and alter a non-conforming structure. Nathaniel Hammatt from Latady Design and Adrian and Jennifer Fretland appeared before the board. They explained their plans for a proposed addition for a new garage, kitchen extension, family room, mud room, master bedroom and bath. The architect agreed to supply a revised site plan and a corrected zoning worksheet to the Board.

**Action:** Motion to approve the special permit was duly made and approved subject to the issuance of a written decision and to the terms and conditions of the written decision. It was approved unanimously as follows: Joel Freedman-yea, David Summer – yea, Kathleen Shepard – yea, Vinit Patel – yea, David Henken – yea. Vinit Patel is the decision writer.

**Engstrom, Harold, 27 Old Farm Road**, M/P 145-25-0, for a special permit to add a 368 square foot shed. Harold Engstrom appeared before the board to explain his request for a shed to be used for crafts and storage with possible wood stove. Mr. Engstrom noted there would be no outside lighting.

**Action:** Motion to approve the special permit was duly made and approved subject to the issuance of a written decision and to the terms and conditions of the written decision. It was approved unanimously as follows: Joel Freedman – yea, David Henken – yea, David Summer – yea, Vinit Patel – yea, Kathleen Shepard – yea. Kathy Shepard is the decision writer.

**Decisions Signed:**

**Misra, Bijoy and Subarna**, 180 Bedford Rd.

**Skenderian, Joseph and Amy**, 24 Sunnyside Lane

**Keka, Arben and Mariana**, 157 Bedford Rd.

Approved Meeting Minutes 2/4/16

