



TOWN OF LINCOLN

MASSACHUSETTS

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

Zoning Board of Appeals

Minutes

Thursday, April 7, 2016

Members Present: Joel Freedman, Co-Chair, David Henken, Co-Chair, Vinit Patel, David Summer, Bill Churchill, Ron Chester, Eric Snyder

Absent: Kathleen Shepard

Continuance:

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, to renovate the building and permit its use for retail/service establishment, office and a residence. Christine Van Vleck and David Nydam appeared before the board and walked the board thru the updates since they met with the board in March. The applicants met with the Planning Board for recommendation on March 22, 2016, which recommendation was provided to the Board, subject to inclusion in the revised plans of certain specified conditions. The applicants supplied revised plans showing the planning board recommendations and changes. These changes all of which the applicants went over were complied with as requested. The parking spaces requirement under recent By-Law changes was discussed and the reconfigured parking area is in compliance with the required number. A copy of the MBTA's 1984 license for

right of way use, for the benefit of the prior owner, was found in the Town's files and given to the owners for reference. Residential lighting that was not included in the plans was discussed. The Board voted unanimously to close the hearing.

Action: Motion to approve the special permit subject to the conditions that there be a continued MBTA right of way grant and all business exterior lighting to be turned off at close of business. It was approved unanimously as follows: Joel Freedman – yea, David Henken – yea, David Summer – yea, Vinit Patel – yea, Bill Churchill-yea.

Decisions Signed:

Fretland, Adrian, 8 Pine Ridge Rd.

Engstrom, Harold, 27 Old Farm Rd.

Conrad, Peter, 20 Old Sudbury Rd.

Approved Meeting Minutes 3/3/16