



TOWN OF LINCOLN

MASSACHUSETTS

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Zoning Board of Appeals

Minutes

Thursday, June 2, 2016

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

Absent: Vinit Patel, Eric Snyder

New Matters:

Robbat, Joe and Dana, 151 Old Concord Rd., M/P 139-2-0, for amendment to the Special Permit approved in June of 2015 for a new accessory apartment. Mr. Joe Robbat and Mr. Dogan Woodward Arthur from DW Arthur Architects walked the board through the design changes since the plans were submitted in 2015. Basically they are shifting the location approximately 8' west of where it was originally. The architect provided revised both upper and lower floor plans and a grading plan to the board. Water drainage, septic issues and parking for the resident and apartment were all discussed. The applicant indicated that the design changes did not require any additional meetings with the planning or health boards. No one in the audience appeared or spoke regarding this special permit.

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 5 to 1 as follows: David Summer – yea, Kathleen Shepard – yea, David Henken – yea, Ron Chester – yea, Bill Churchill – yea. Joel Freedman - recusing himself. David Henken is the decision writer.

Rosen, Seth and Lisa, 53 Bedford Rd., M/P 134-17-0, The applicant did not appear. Joel Freedman moved to continue the hearing to July 7, 2016.

Action: Motion to approve the continuance of this special permit was duly made. It was unanimously approved as follows: Joel Freedman – yea, David Henken – yea, Kathleen Shepard – yea, David Summer – yea, Bill Churchill – yea, Ron Chester – yea.

Mayer Tree Service/Dan Mayer/Munroe Tree Service, 9-14 Lewis St., M/P 161-5-0, to transfer the special permit to new owner. Dan Mayer, principal owner, Dick Babigian and Craig Flint all appeared before the board to transfer ownership and name on the existing special permit. Dan Mayer explained to the board what his business does, his three other locations and their primary function will be tree work. They are taking over the existing operation of Munroe Tree. There will be some plowing involved but no manufacturing of mulch on the property. They will have the same employees and same operation. Mr. Mayer understands the previous special permit restrictions. He is comfortable with and will comply with these restrictions. He will comply with the regulations, time constraints and come back before the board if he can not comply. Mr. Mayer made a huge effort to clean up the area with improvements and stressed that he wants to be a good neighbor. Jonathan Soo of 72 Codman Rd. was concerned about the term of the special permit. Sarah Postlethwait of 7 Lewis St. appeared before the board and expressed that she was happy with the cleanup of the area and “silence is golden”, with hopes that it continues. Nancy and Jim Fleming of 78 Codman Rd. also expressed noise concerns.

Action: Motion to approve the special permit was duly made and approved subject to the restrictions of the previous written special permit and to the terms and conditions of the written decision limited for the term of one year. It was unanimously approved as follows: Joel Freedman – yea, David Henken – yea, Kathleen Shepard – yea, David Summer – yea, Bill Churchill – yea, Ron Chester – yea. Joel Freedman is the decision writer.

Special Permits: Accessory Apartments Extensions:

Altman, Julia and Sylvia, 5 Boyce Farm Rd.,

Action: Motion to approve the special permit was duly made and approved subject to the restrictions of the previous written special permit and to the terms and conditions of the written decision limited for the term of seven years. It was unanimously approved as follows: Joel Freedman – yea, David Henken – yea, Kathleen Shepard – yea, David Summer – yea, Bill Churchill – yea, Ron Chester – yea.

Nicholson, James, 14 Meadowdam Rd.,

Action: Motion to approve the special permit was duly made and approved subject to the restrictions of the previous written special permit and to the terms and conditions of the written decision limited for the term of seven years. It was unanimously approved as follows: Joel Freedman – yea, David Henken – yea, Kathleen Shepard – yea, David Summer – yea, Bill Churchill – yea, Ron Chester – yea.

Special Permits: Accessory Apartments – New Owners:

Pontin, Johan, 19 Bedford Rd.,

Action: Motion to approve the special permit was duly made and approved subject to the restrictions of the previous written special permit and to the terms and conditions of the written decision limited for the term of three years. It was unanimously approved as follows: Joel Freedman – yea, David Henken – yea, Kathleen Shepard – yea, David Summer – yea, Bill Churchill – yea, Ron Chester – yea.

Boit, Christopher, 61 Bedford Rd.,

Action: Motion to approve the special permit was duly made and approved subject to the restrictions of the previous written special permit and to the terms and conditions of the written decision limited for the term of three years. It was unanimously approved as follows: Joel Freedman – yea, David Henken – yea, Kathleen Shepard – yea, David Summer – yea, Bill Churchill – yea, Ron Chester – yea.

Corkins, Kathleen, 18 Baker Bridge Rd.,

Action: Motion to approve the special permit was duly made and approved subject to the restrictions of the previous written special permit and to the terms

and conditions of the written decision limited for the term of three years potentially with a moderate income tenant request if historically still required. It was unanimously approved as follows: Joel Freedman – yea, David Henken – yea, Kathleen Shepard – yea, David Summer – yea, Bill Churchill – yea, Ron Chester – yea.

Special Permits: Accessory Apartments – Continuance

Williamson, Mary Alice, 15 Conant Rd., Julian Lentini of The Attias Group Real Estate appeared on behalf of Mary Alice Williamson. It was noted that the current restrictions of the special permit would still apply. Margaret Puffer of 10 Conant Rd. appeared before the board and raised concerns regarding parking and related safety issues. It's a two lane road and parking on the street is making it very dangerous. She has noted that they are parking on her lawn. She feels they should be required to have parking on site for this apartment and is there sufficient parking for this apartment? She gave the board pictures to show how they are parking on the street. Ms. Puffer's other concern deals with the car port construction and the building permit that was issued for it. The board suggested that she contact the building inspector for this issue. The board asked that Julilan Lentini provide a property plan site drawing, and in particular laying out the on-site parking for both the main structure and the accessory structure. It was also recommended that Mary Alice Williamson attend the next hearing.

Action: Motion to approve the continuance of this special permit was duly made. It was unanimously approved as follows: Joel Freedman – yea, David Henken – yea, Kathleen Shepard – yea, David Summer – yea, Bill Churchill – yea, Ron Chester – yea.

Greenspun, Philip, 10 Beaver Pond Rd. The applicant did not appear before the board. Joel Freedman moved to continue the hearing until July 7, 2016.

Action: Motion to approve the continuance of this special permit was duly made. It was unanimously approved as follows: Joel Freedman – yea, David Henken – yea, Kathleen Shepard – yea, David Summer – yea, Bill Churchill – yea, Ron Chester – yea.

Administrative:

Decisions to be re-signed: Parke, Nathan
Hermann, Richard

Decision to sign: Van Vleck, Christine and Nydam, David