



# TOWN OF LINCOLN

MASSACHUSETTS

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## Zoning Board of Appeals

Virtual Meeting Pursuant to Gov. Baker's March 12, 2020  
Order Suspending Certain Provisions of the Open Meeting Law

### Minutes

Thursday, July 9, 2020

Hearing

**Members Present:** David Henken, Chair, Joel Freedman, Eric Snyder, David Stifter, David Summer and Tobias Brambrink

**Absent:** Bill Churchill

**Christopher Kalisch and Lindsay Norris, 158 Bedford Road, M/P 113-61-0** request for a special permit to remove the existing garage and replace it with a new garage and office space above, as well as an addition connecting the garage to the house. The applicant, Christopher Kalisch discussed the expanded proposed project. Mr. Kalisch apologized for the late entry of the new design. The board requested full plans with dimensions to be able to review the application together with a revised worksheet. The Board provided some guidance to the Applicant,

consistent with its prior guidance and expressed the view that the proposed addition and related massing appeared to be too extensive for a narrow lot.

Jane Herlacher of 7 Brooks Hill Road spoke to the board and the applicant. She indicated she would reach out to Mr. Kalisch to assist in design and reduced scope of project.

**Action:** Motion to continue the hearing until August 6, 2020, 7:30 p.m. was duly made. Roll call was taken: Joel Freedman – yea, David Henken – yea, Eric Snyder – yea, Tobias Brambrink – yea, David Summer - yea and David Stifter – yea. The motion was unanimously approved.

**9, 11 Lewis Street Realty Trust, 9-11 Lewis Street, M/P 161-5-0** John Michaud, Architect with Michaud Design and Daniel Mayer of Mayer Tree Service represented the applicant. Mr. Michaud told the board that the project has changed. Building 9 will have the most attention, removing and renovating it from the ground up. Keeping Building 11 A and B with exterior and foundation work. He discussed the parking spaces, mezzanine, second floor office space, moving the garage doors, plantings, and front entrance. A question arose as to the definition of mezzanine, and whether what was being proposed constituted 2 or 3 stories. Mark Robidoux, Building Commissioner for the Town gave the building code definition of a mezzanine. There was discussion concerning site plan review and the intersection with the expired ZBA Special Use Permit. The Applicant was told that the ZBA would coordinate with the Planning Board as to next steps.

Bayhas Kana, 7 Lewis Street expressed his concerns with the intensity of the use of the property.

**Action:** Motion to continue the hearing until August 6, 2020, 7:30 p.m. was duly made. Roll call was taken: Joel Freedman – yea, David Henken – yea, Eric Snyder – yea, Tobias Brambrink – yea, David Summer - yea and David Stifter – yea. The motion was unanimously approved.

Minutes: February 6, 2020 and March 5, 2020 minutes were reviewed and submitted for approval and Roll call was taken: Joel Freedman – yea, David Henken – yea, Eric Snyder – yea, Tobias Brambrink – yea, David Summer - yea and David Stifter – yea. The motion was unanimously approved.

Meeting adjourned 9:30 PM