



TOWN OF LINCOLN

MASSACHUSETTS

16 Lincoln Road, Lincoln, MA 01773

781-259-2615/ Fax 781-259-8729

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, January 7, 2021

Hearing

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

David Henken opened the hearing at 7:00 PM by reading the required statement on public hearings pursuant to Governor Baker's March 12, 2020 order for boards and committees and explained that all votes required a roll call.

Stephen Gladstone, 67 Winter Street M/P 165-18-0 request for renewal of the original special permit for an accessory apartment. The board reviewed the application and a brief discussion ensued.

No one in the audience appeared or spoke.

Action: David Henken duly made a motion to approve the renewal of the special permit for a period of (7) seven years expiring on February 1, 2028 subject to the written decision on the same terms

and conditions as the existing special permit. William Churchill seconded. Roll call was taken: David Henken – yea, William Churchill – yea, David Summer – yea, Eric Snyder - yea and David Stifter – yea. The motion was unanimously approved.

Andy Gableman, 8 Silver Hill Road, M/P 164-30-0, request for a special permit for reconstruction and expansion of the existing structure. Catherine Truman of Truman Architects appeared before the board to explain the proposed project. The board reviewed the Conservation Restriction and the guidelines from the Lincoln Land Conservation Trust. The applicant met with the Historical Commission and indicating that they will address their suggestion to move the structure further back from the street. Ms. Truman shared with the board the newest plans and photos none of which were provided in advance of the meeting. The board noted that the plans submitted to other boards had earlier dates and told the applicant that all plans needed to be the most current. After review, the board requested updated plans, including an indication of what portion of the existing structure is remaining, revised worksheet to include the porch and a detailed landscape plan showing condenser and or generator. Marina Reiser of 81 Weston Road voiced concerns over how massive the proposed structure looks and felt it would be a big change on that corner. Eric Zimmerman, of 21 Silver Hill Road was in favor of the proposed project. The Board noted the project would likely need Planning Board review.

Action: David Summer duly made a motion to continue the hearing until February 4, 2021, 7:00 p.m. via Zoom. Eric Snyder seconded. Roll call was taken: David Henken – yea, William Churchill – yea, David Summer – yea, Eric Snyder- yea and David Stifter – yea. The motion was unanimously approved.

Gulrez Arshad, 12 Weston Road, M/P 143-36-0, request for a special permit to renovate the upstairs of existing barn into a one-bedroom apartment. Scott Grady, Architect appeared along with Mr. Arshad and gave the board a review of the proposed project consisting of adding dormers at the rear and front of existing structure. The board reviewed the 4-bedroom grant restriction. The board noted the stairway change and change in the number of windows since the Historic Commission's review. The board indicated it would like the revised plans to go back before Historic Commission. The board discussed the landscaping and screening to be done. Henry Dane, Attorney for David and Louise Jacobs, 2 Weston Road spoke to the board and reviewed his previously submitted letter in opposition of the project. He noted the Jacobs have a privacy concern noting the proposed rear dormer windows would have a direct view over their property. He requested changes to the design to help with privacy. David Jacobs

spoke about his property and welcomed the board to view the area. The board requested a site plan showing the septic, proposed screening location of generator and/or condenser, Board of Health title 5 (as the restriction appeared to prevent the proposed project) and a review of the changes from the Historic Commission.

Action: David Stifter duly made a motion subject to the reservation of right of the board to re-open the hearing if the requested materials in proper form were not received prior to the next hearing, to approve the special permit to renovate the upstairs of the existing barn into a one-bedroom apartment subject to the written decision and the terms of the decision. David Henken seconded. Roll call was taken: David Henken – yea, William Churchill – yea, David Summer – yea, Eric Snyder- yea and David Stifter – yea. The motion was unanimously approved.

John and Jessica Jacobs, 26 Laurel Drive, M/P 110-28-0 for a special permit to demolish the existing carport and replace it with garage on the same location and install a home studio shed. John and Jessica Jacobs, John Paul Dunn of Dunn and Pingree Studios, and Andrew Bemis of Bespoke Design Build appeared and gave an overview of the proposed project. The applicant had appeared before the Historic Commission. The board would request that the plans submitted to the Historic Commission be the same plans as those provided to the Zoning Board. Review of the worksheet does not show the height of the new studio, the board indicted it as they needed to be in sync. Alan Berger and Elaine Reiter of 30 Laurel Drive spoke in support of the proposed project. Jason Kass and Courtney Bernasconi of 11 Moccasin Hill spoke in support and were pleased with the thoughtful redesign and proposed location of the landscape. Gary Anderson of 31 Laurel Drive is in support and appreciates the effort to improve the neighborhood. The applicant agreed to remove a tree house structure on the property that was not permitted by November 2026. The board further voted that an updated approval from Browns Wood would likely be needed reflecting the final plans. Joel Freedman recused himself.

Action: Tobias Brambrink duly made a motion to approve the special permit to demolish the existing carport and replace with garage on the same location and install a home studio shed subject to the written decision and the terms of the decision. David Summer seconded. Roll call was taken: David Henken – yea, William Churchill – yea, David Summer – yea, Eric Snyder- yea and David Stifter – yea. The motion was unanimously approved.

Katherine McVety and Jonathan Feinberg, 217 Concord Rd., M/P 173-58-0 for a special permit to extend the existing garage and convert to living space with rear deck. The applicants along with Ann Fullerton of Honeycomb Design and Build appeared before the board. The applicant

indicated that they had meet with the Conservation Commission. The board received six letters of support from abutters.

Action: Eric Snyder duly made a motion to approve the special permit to extend the existing garage and convert to living space with rear deck subject to the written decision and the terms of the decision. David Stifter seconded. Roll call was taken: David Henken – yea, William Churchill – yea, David Summer – yea, Eric Snyder- yea and David Stifter – yea. The motion was unanimously approved.

Sousa Properties, 101 Tower Road M/P 170-26-0 The applicant requested that the hearing be continued until February 4, 2021, 7:00 PM via Zoom. Roll call was taken: David Henken – yea, William Churchill – yea, David Summer – yea, Eric Snyder- yea and David Stifter – yea. The motion was unanimously approved.

Meeting Adjourned 11:00 PM