



# 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, February 4, 2021

#### Hearing

**Members Present:** David Henken, Chair, David Stifter, David Summer, Tobias Brambrink, Eric Snyder, William Churchill and Reanna Wu.

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.

**Justin and Virginia Goodwin, 162 Bedford Rd. M/P 113-63-0** request for a special permit to expand the existing deck. The board reviewed the application and a brief discussion ensued. Justin and Virginia Goodwin and Marcos Serverino, of Flow Design Architects appeared before the board and discussed the proposed project to extend the deck to a rectangular shape. The applicant indicated that the alternative in plan A-101 (4) was their requested design to be approved. The deck is not covered, and the board indicated revising it to reflect that.

No one in the audience appeared or spoke.

**Action:** Tobias Brambrink duly made a motion to approve the special permit to expand the existing deck subject to the written decision and the terms of the decision. Eric Snyder seconded. Roll call was taken: David Henken – yea, William Churchill – yea, David Summer – yea, Eric Snyder- yea, David Stifter – yea., Tobias Brambrink – yea and Reanna Wu – yea. The motion was unanimously approved.

**Lisette Cooper, 5 Longmeadow Road, M/P 177-13-0,** request for modification of the original special permit. Philip North of Northern Improvements appeared before the board and discussed the proposed project. The special permit was approved three years ago to add a dormer and finish the attic space. The plans have not changed except the hot tub that was previously installed and will be removed from this permit. Doug Harding, 7 Longmeadow Road appeared and raised no objections to the project.

**Action:** David Summer duly made a motion to approve the modification of the original special permit 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, David Stifter – yea, Tobias Brambrink – yea and Reanna Wu – yea. The motion was unanimously approved.

**Christina Van Vleck and David Nydam, 2 Lewis Street, M/P 161-01-0** request for modification of the original special permit to change the use of a new tenant. Christina Van Vleck appeared before the board and told the board the new tenant would be a art gallery and combined with residential unit apartment. The applicant indicated that a meeting with the Planning Board was scheduled for February 23, 2021 for their recommendation. The Board of Health Title 5 has been approved but no Title % certificate had been issued yet. The board discussed attached residential apartment being proposed and the applicant indicated a fire safety wall will be installed between both areas. The board requested the Planning Board recommendation and the Title 5 before the next hearing. The board indicated t would continue the hearing until the materials could be provided.

No one in the audience appeared or spoke.

**Action:** William Churchill duly made a motion to continue hearing until March 4, 2021 at 7:00 PM via Zoom. David Henken seconded. Roll call was taken: David Henken – yea, William

Churchill – yea, David Summer – yea, Eric Snyder- yea, David Stifter – yea, Tobias Brambrink – yea and Reanna Wu – yea. The motion was unanimously approved.

**Andy and Kathy Gableman, 8 Silver Hill Road, M/P 164-3-0** for reconstruction and expansion of the existing structure. Catherine Truman and Michael Bykovski of Truman Architects appeared before the board at this continuance hearing. Ms. Truman reviewed the revised plans with the board. The applicant indicated it had appeared before the Historic Commission. The board requested a detailed landscape plan showing what will be staying and what will be new including paving, vegetation, screening buffers and “no touch zones”. The board requested that the worksheet be revised showing the chimney height consistent with the revised plans. Kathy Gableman spoke that they are respectful of the natural landscape. Sarah Cannon Holden, 60 Weston Road spoke to the board about being the former owner and this property being in her family for many years. She expressed every confidence in the new owners and the architect and is in total support of the project. Benjamin Armstrong, and Gabrielle Emanuel of 23 Conant Road agreed with the plans and is in support. Geoff McGean, representing the Lincoln Land Trust Foundation expressed support for the plans. He noted that the plans are consistent with the Conservation restrictions. The board requested a detailed landscape plan, revised worksheet, and a letter from the land trust at least two weeks prior to the next hearing. The board also noted that planning board site plan review would also be needed.

**Action:** David Summer duly made a motion to continue the hearing until March 4, 2021 at 7:00 PM via Zoom. William Churchill seconded. Roll call was taken: David Henken – yea, William Churchill – yea, David Summer – yea, Eric Snyder- yea, David Stifter – yea, Tobias Brambrink – yea and Reanna Wu – yea. The motion was unanimously approved.

**Sousa Properties, 101 Tower Road M/P 170-26-0** It was noted that the applicant withdrew their application. withdrawing their application.

**Gulvez Arshad, 12 Weston Road, M/P 143-36-0** The applicant requested that the hearing be continued until April 8, 2021, at 7:00 PM via Zoom. Roll call was taken: David Henken – yea, William Churchill – yea, David Summer – yea, Eric Snyder- yea, David Stifter – yea, Tobias Brambrink – yea and Reanna Wu – yea. The motion was unanimously approved.

**Discussion** on electronic signatures for special permit documents going forward. David Henken made a motion to approve electronic signatures. Eric Snyder seconded. Roll call was taken: David Henken – yea, William Churchill – yea, David Summer – yea, Eric Snyder- yea, David Stifter – yea, Tobias Brambrink – yea and Reanna Wu – yea. The motion was unanimously approved.

Meeting Adjourned 11:00 PM

