



TOWN OF LINCOLN

MASSACHUSETTS

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Zoning Board of Appeals

The Zoning Board of Appeals held a virtual online public meeting providing the public with participating remotely pursuant to Chapter 2 of the Acts of 2025 which extends through June 30, 2027.

Minutes

Thursday, February 5, 2026

Hearing

ZBA Members Present: David Summer – Chair, David Elmes, Reanna Wu, Eric Snyder, Tobias Brambrink, Matthew Zbawiony and David Stifter.

David Summer opened the hearing at 7:00 PM by reading the required statement on extending remote public hearings for boards and committees and explained that all votes required a roll call.

Almut Werminghausen, 141 So. Great Rd., M/P 173-12-0 for renewal of a special permit for an accessory apartment. The applicant did not appear at the hearing. No one in the audience appeared or spoke.

David Summer made a motion to close the hearing. Tobias Brambrink seconded. Roll call was taken: David Summer – yea, Reanna Wu - yea, Eric Snyder – yea, David Elmes – yea, Tobias Brambrink – yea, David Stifter - yea and Matthew Zbawiony – yea.

David Summer made a motion to approval the renewal for a term of seven (7) years expiring on February 5, 2031. Tobias Brambrink seconded. Roll call was taken: David Summer – yea, Reanna Wu - yea, Eric Snyder – yea, David Elmes – yea, Tobias Brambrink – yea, David Stifter - yea and Matthew Zbawiony – yea.

Jane O'Rourke, 29 Lincoln Rd., M/P 143-4-0 for a special permit to construct an 8' X 12' shed replacing the existing one. Phil North, contractor gave a brief overview and noted the homeowner has decided after meeting with the Historical Commission to withdraw the application for constructing the roof canopy over the front door. The shed application was originally approved in 2018 for an 8' X 8' shed and was never built. The applicant would like now to increase the size to 8' X 12'. The shed will match the house and trim with cedar siding in the same location. The board requested a revised worksheet with correct square footage numbers and a new certified plot plan with front yard setback noted.

Tobias Brambrink made a motion to close the hearing. Eric Snyder seconded. Roll call was taken: David Summer – yea, Reanna Wu - yea, Eric Snyder – yea, David Elmes – yea, Tobias Brambrink – yea, David Stifter - yea and Matthew Zbawiony – yea.

Tobias Brambrink made a motion to approval the special permit with the receipt of the revised worksheet and certified plot plan and subject to the conditions and terms of the decision. Tobias Brambrink seconded. Roll call was taken: David Summer – yea, Reanna Wu - yea, Eric Snyder – yea, David Elmes – yea, Tobias Brambrink – yea, David Stifter - yea and Matthew Zbawiony – yea.

Minutes from January 8, 2026, were approved as written.

Meeting adjourned 7:30 PM

