



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, March 4, 2021

Hearing

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

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.

Irene Chu and Cindy DeChristofaro, 1 Pine Ridge, M/P 176-1-0 request for a special permit to add a 427 square foot single story room extension. The board reviewed the application and a brief discussion ensued. Irene Chu and Cindy DeChristofaro appeared and gave a summary of the proposed project. The board reviewed the worksheet with the applicant and the applicant will send in a revised document.

No one in the audience appeared or spoke.

Tobias Brambrink made a motion to close the hearing. David Henken seconded. Roll call was taken: David Henken – yea, David Summer – yea, Eric Snyder- yea, David Stifter – yea and Julian Huertas – yea.

Action: Tobias Brambrink made a motion to approve the special permit to add the square footage for the extension was duly made and approved subject to the written decision and the terms of the decision. David Stifter seconded. Roll call was taken: David Henken – yea, David Summer – yea, Eric Snyder- yea, David Stifter – yea and Julian Huertas – yea. The motion was unanimously approved.

Bruce Fairless and Carol Ryan, 115 Winter Street, M/P 167-5-0 request for a special permit to replace existing 2 bay garage with new 2 bay garage with studio above. Bruce Fairless and Carol Ryan appeared before the board and described the proposed project. The board discussed with the applicant their concern with the size, massing, and height of the structure. Relative to the size, the board discussed some ideas for the applicant to explore to reduce the overall size, height, and massing.

No one in the audience appeared or spoke.

Action: William Churchill made a motion to continue this hearing till April 1, 2021 at 7:00 PM via Zoom. David Henken seconded. Roll call was taken: David Henken – yea, David Summer – yea, Eric Snyder- yea, David Stifter – yea and William Churchill – yea.

Chad Sears and Thomas McMennamin, 121 Tower Rd., M/P 170-19-0 request for a special permit to install a greenhouse structure. Chad Sears and Tom McMennamin appeared and walked the board through their proposed project. The board voiced concern over a previous decision dated January 16, 2014 on the property and noted that the proposed location of the greenhouse and fencing was in an area labeled Existing Meadow Land that was to be maintained as a meadow area with no structures. The board discussed if they have the authority to make an exception or eliminate this condition. David Henken will seek advice from legal counsel. The applicant was asked to consider other locations for the greenhouse. The applicant explained other possible locations lacked sufficient sunlight. The board also raised the possibility that if a greenhouse was permitted in the proposed location that the applicant consider reducing the fencing and arbor.

No one in the audience appeared or spoke.

Action: David Stifter made a motion to continue this hearing till April 1, 2021 at 7:00 PM via Zoom. David Henken seconded. Roll call was taken: David Henken – yea, David Summer – yea, Eric Snyder- yea, David Stifter – yea and William Churchill – yea.

Christina Van Vleck and David Nyham, 2 Lewis St. M/P 161-01-0 for modification of an existing special permit to change the use of the ground floor tenant. Christina Van Vleck appeared at this continuance hearing. The board noted that the two documents requested from the previous hearing (recommendation from the Planning Board and Department of Health Certificate) were received and reviewed by the board.

No one in the audience appeared or spoke.

William Churchill made a motion to close the hearing. David Henken seconded. Roll call was taken: David Henken – yea, David Summer – yea, Eric Snyder- yea, David Stifter – yea and William Churchill – yea.

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

Andy and Kathy Gableman, 8 Silver Hill Rd., M/P 164-3-0 request for reconstruction and expansion of existing structure. Catherine Truman and Michael Bykovski of Truman Architects appeared along with Andy Gableman before the board. The board noted that the previously requested landscape plan was not provided but only a high-level schematic. The board discussed with the applicant the details that would be required in a landscape plan such as tree plantings, the size, the type, any removal, any change in soil, water retention and the planting plan and no touch zones. Geoff McGean of the Lincoln Land Trust Foundation told the board the conceptual schematic plan was approved by the Foundation. In addition, the board noted that any final landscape plan would need to contain permanent “no touch zones” at the rear of the property. Sarah Cannon Holden spoke to the board that the project would be a huge improvement to the area.

David Summer made a motion to close the hearing. David Henken seconded. Roll call was taken: David Henken – yea, David Summer – yea, Eric Snyder- yea, David Stifter – yea and William Churchill – yea.

Action: David Summer made a motion to approve the special permit subject to the Planning Board and Lincoln Land Trust Foundations approval of a detailed landscape plan consistent with the high-level schematic provided at this hearing, which such final plans shall at a minimum contain permanent “no touch zones” at the rear of the property was duly made and approved subject to the written decision and the terms of the decision. Eric Snyder seconded. Roll call was taken: David Henken – yea, David Summer – yea, Eric Snyder- yea, David Stifter – yea and William Churchill – yea. The motion was unanimously approved.

David Henken made a motion to approve the Minutes from the November hearing. William Churchill seconded. Roll call was taken: David Henken – yea, David Summer – yea, Eric Snyder- yea, David Stifter – yea and William Churchill – yea. The motion was unanimously approved.

Meeting Adjourned 10:00 PM