



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, April 8, 2021

Hearing

Members Present: David Henken, Chair, David Stifter, David Summer, Tobias Brambrink, 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.

David Henken made a motion to approve the minutes from January 7, 2021, February 4, 2021, and March 4, 2021. David Stifter seconded. Roll call was taken: David Henken – yea, David Summer – yea, David Stifter- yea, Reanna Wu – yea, Tobias Brambrink - yea and Julian Huertas – yea.

Julian Huertas made a motion to continue Gregory Gale, 100 Concord Rd. to May 6, 2021 at 7:00 PM via Zoom. David Henken seconded. Roll call was taken: David Henken – yea, David

Summer – yea, David Stifter- yea, Reanna Wu – yea, Tobias Brambrink - yea and Julian Huertas – yea.

David Stifter made a motion to continue Gulvez Arshad, 12 Weston Rd. to June 3, 2021 at 7:00 PM via Zoom. David Henken seconded. Roll call was taken: David Henken – yea, David Summer – yea, David Stifter- yea, Reanna Wu – yea, Tobias Brambrink - yea and Julian Huertas – yea.

Peter Hussey, 6 Page Farm Rd., M/P 146-6-0 request for a special permit to add a 15 X 15 covered porch on a non-conforming lot with a non-conforming structure. The board reviewed the application and a brief discussion ensued. The applicant and his contractor, Robert Young appeared and gave a summary of the proposed project. The board reviewed the worksheet with the applicant and the applicant will revise the document to show the height of the proposed structure and correct the rear yard setback number consistent with the survey and redo the calculations in square footage on the worksheet. The board advised the applicant if the calculated gross floor area is over 4000 square feet or 8% of the lot it may need site plan review from the Planning Board. The board also informed the applicant that they would need to confirm with the building inspector or other appropriate town authority that the proposed structure and landing did not impermissibly encroach on the septic.

Lincoln and Kelly Greenhill, 12 Page Farm Rd. spoke in support of the proposed project.

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

Action: Reanna Wu made a motion to approve the special permit to add a 15 X 15 covered porch was duly made and approved subject to the written decision and the terms of the decision. David Summer seconded. Roll call was taken: David Henken – yea, David Summer – yea, David Stifter- yea, Tobias Brambrink – yea, Reanna Wu - yea and Julian Huertas – yea. The motion was unanimously approved.

Yumi and Alex Alanoly, 2 Emerson Rd., M/P 111-28-0 request for a special permit to add a two-story addition that consists of a bathroom, family room, extension of master bedroom and roof deck. Yumi and Alex Alanoly appeared before the board and described the proposed project. The board discussed with the applicant about revising the worksheet numbers appropriately.

No one in the audience appeared or spoke.

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

Action: Tobias Brambrink made a motion to approve the special permit to add a two-story addition consisting of a bathroom, family room, extension of master bedroom and roof deck 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, David Stifter- yea, Tobias Brambrink – yea, Reanna Wu - yea and Julian Huertas – yea. The motion was unanimously approved.

Bruce Fairless, 115 Winter St., M/P 167-5-0 request for a special permit to replace a 2-bay existing garage with new 2 bay garage with studio above. Bruce Fairless and Carol Ryan appeared before the board at this continuance hearing. The applicant noted that they did not make any changes in response to the board’s feedback concerning the height and massing of the proposed structure from the prior hearing. The board had a lengthy discussion regarding the project and reiterated its concerns raised at the prior hearing regarding the height and massing of the structure and the appearance of two houses on the property. The board suggested that the applicant’s architect attend the next hearing as it may be helpful for them to hear the board’s feedback. The board asked the applicant to consider modifying changes in response to the board’s feedback and provide a set of plans showing the proposed structure including the transom windows that were added and the pitch of the roof.

Gulvez Arshad 12 Weston Rd. spoke in support of the proposed project.

The applicant requested a continuance until May 6, 2021, 7:00 PM via Zoom.

Action: David Henken made a motion to continue the hearing till May 6, 2021 at 7:00 PM via Zoom. David Summer seconded. Roll call was taken: David Henken – yea, David Summer – yea, David Stifter- yea, Tobias Brambrink – yea, Reanna Wu - yea and Julian Huertas – yea.

Chad Sears, 121 Tower Rd., M/P 170-19-0 request for a special permit to install a greenhouse structure. Chad Sears and Tom McMennamin appeared before the board for this continuance hearing. The board noted and reviewed the updated documents and the 13 letters of support from the abutters. A brief discussion ensued.

Laura Glynn, 115 Tower Rd. and Carol Michner-Card of 117 Tower Rd. spoke in support of the project.

The board requested a revised worksheet adding the dimensions of the structure and fence and the removal of other unpermitted planters on the property.

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

Action: David Stifter made a motion to approve the special permit to install a greenhouse structure was duly made and approved subject to the written decision and the terms of the decision. David Summer seconded. Roll call was taken: David Henken – yea, David Summer – yea, David Stifter- yea, Tobias Brambrink – yea, Reanna Wu - yea and Julian Huertas – yea. The motion was unanimously approved.

Meeting Adjourned 9:30 PM

