Lancaster Zoning Board
Location: Lancaster Town Hall
February 26th, 2025

Roll Call:
Regular Members Present: Chair Tricia Frenette, Steve Young, Les Hilton
Absent: Vice Chair Nate Kenison
Alternate Members Present: Robert Cass, Eric Livingstone, Donald Freddette
Other Attending Meeting: Land Use Coordinator Robin L Irving, Clerk Kailey Brackett

QUORUM

Minutes:
Steve Young moved to APPROVE AS WRITTEN the January 29th, 2025 meeting minutes. Eric Livingstone seconded the motion. All members vote to **APPROVE AS WRITTEN** the January 29th, 2025 meeting minutes, no objections. *Motion Passed.*

Appointments: None

Public Hearings: None

OTHER BUSINESS:

Land Use Permits: Permit renewal for the barn with apartment on Church Street.

Sign Permits: A sign permit was issued for the new restaurant on Main Street.

Training Topics/Materials:
The board discussed the Master Plan and keeping on track with future decisions with the Master Plan in mind.
The board discussed having a possible joint meeting with the Jefferson ZBA in a mock meeting as a learning experience for the board.

Announcements/Correspondence: None

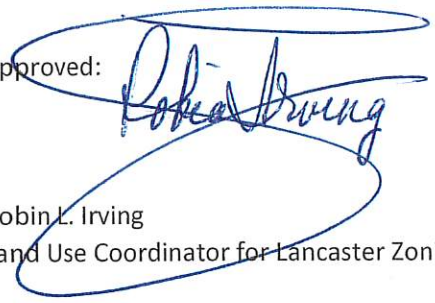
Other:
The board members discussed/debriefed ZBA case #555 Special Exception.
The board members also discussed procedure of meetings.

LUC Robin Irving asked for a motion to recommend David Anderson for a term of 3 years for the Zoning Board. Robert Cass motioned to APPROVE the recommendation to the Board of Selectmen for David Anderson's 3-year term on the Zoning Board. Seconded by Les Hilton. All members voted to **APPROVE** the recommendation of David Anderson, none opposed.

Chair Tricia Frenette asked if Leo Enos could also be appointed to the Zoning Board. Discussion amongst the board about his residency was had. The concern was the Board of Selectmen would not approve the appointment because Enos lives in Vermont, but also declares residency in Lancaster where he votes, where he registers his vehicles and where his business is. It was stated that he would bring a lot to the table and contribute to the Zoning Board. Most members felt that to be on a board in the town, you had to be a resident in the town, not just own a business in town and claim you live there in the winter. Chair Tricia Frenette clarified that a person can have multiple residences anywhere they would like, but that person can only pick one place to declare they domicile, and Leo Enos claims his domicile and residency in Lancaster. LUC Irving will write a recommendation letter to the Selectboard, including the stipulations discussed amongst the board about his residency, and that he is eligible.

Respectfully submitted,

Kailey Brackett, Clerk

Approved: 

Date: 3/26/2025

Robin L. Irving
Land Use Coordinator for Lancaster Zoning Board of Adjustment