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

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

Meeting opened at 18:30 PM by Robin Irving.

QUORUM

Minutes:
Les Hilton moved to APPROVE AS WRITTEN the February 26th, 2025 meeting minutes. Robert Cass seconded the motion. All members vote to **APPROVE AS WRITTEN** the February 26th, 2025 meeting minutes, no objections. *Motion Passed.*

Appointments: None

Public Hearings:
Related: Case #555 Abutters' Motions for Reconsideration
The Board received two letters from abutters of the property to re-open case # 555 for reconsideration, which was previously passed by the Board with no conditions. The Board discussed the letters, looking for any material evidence that would be new to the case that may influence the decision made by the board. Ultimately, the Board decided there was no new material evidence provided in the abutter's letters that could be considered by re-hearing the case, and the case would be taken to the Planning Board.

Les Hilton moved to DENY RE-HEARING of Case #555. Eric Livingstone seconded the motion. All members vote to **DENY RE-HEARING** of Case #555, no objections. *Motion passed.*

OTHER BUSINESS:

Land Use Permits:
1) 25-0141R1 Joel Tuite, 461 Main Street, Commercial Renovation **Renewal**
2) 25-012R1 Christopher St Cyr, 46 Railroad Street, Residential Construction **Renewal**
3) 25-016 Bill Rutherford DBA Gate of Heaven Parish, 161 Main Street, Commercial Renovation
4) 25-014D Daniel Bennett, 315 Prospect Street, Residential Demolition/Site Reno
5) 25-009 Peter & Jodi Gray, 24 Bridge Street, Residential Renovation
6) 25-010R1 Lynette & Gregory Westcott, 1 & 3 Foss Place, Commercial Construction **Renewal**
7) 25-011 James and Susan Mackillop, 74 Brook Road, Residential Solar Array
8) 25-015 Federal National Mortgage Association, 50 Williams Street, Residential Renovation

9) 25-018 Charles Peter & Barbara Mortenson, 153 Garland Road, Residential Construction

Sign Permits:

1) 25-004 Service Federal Credit Union, 148 Main Street, Temporary Sign

Training Topics/Materials:

LUC Robin Irving provided the Board with articles on Short-term Rentals as it relates to Zoning Regulations in New Hampshire.

Announcements/Correspondence:

David Anderson's suggested appointment to the Board was passed by the BOS.

Leo Enos' suggested appointment to the Board was **not** passed by the BOS.

Other: None

Robert Cass motioned to ADJOURN at 19:39PM. The motion was seconded by Steve Young. All members vote to **ADJOURN** at 19:39PM, no objections. *Motion Passed.*

Respectfully submitted,

Kailey Brackett, Clerk

Approved by: Robin L. Irving Date: 5/28/2025

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