Lancaster Zoning Board
Location: Lancaster Town Hall
May 28th, 2025

Roll Call:
Regular Members Present: Chair Tricia Frenette, Steve Young (tardy), Les Hilton (tardy)
Absent: 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, Scott Lambert, Applicant Linda Stanger, Abutter Gwen Krailo

Meeting opened at 18:30 PM by Tricia Frenette with the Pledge of Allegiance.

Chair Frenette moved all alternate members (Robert, David, Eric & Donald) to regular voting members to make a Quorum.

QUORUM

Minutes:
Donald Freddette moved to APPROVE AS WRITTEN the March 26th, 2025 meeting minutes. Eric Livingstone seconded the motion. All members vote to **APPROVE AS WRITTEN** the March 26th, 2025 meeting minutes, no objections. *Motion Passed.*

Les Hilton and Steve Young arrived at 1838PM.

Appointments:
The Board voted to accept Scott Lambert to the Zoning Board as an alternate member. Donald Freddette moved to recommend Scott Lambert to the Board of Selectmen for appointment as an alternate member on the ZBA. Robert Cass seconded the motion. All members vote to recommend Scott Lambert to the Board of Selectmen for appointment as an alternate member on the ZBA, no objections. *Motion Passed.* LUC Irving will write the recommendation letter to the Select Board.

Public Hearing:

Case #557 – Stanger, Eric & Linda for a Variance concerning Article 5 "Districts," Chapter 5.05, "Agricultural District," Section "Setbacks and Frontages," Subsection (a) "Setbacks," Paragraph (1) "Front yard of no less than (50) feet from the edge of the right-of-way." Applicant(s)/Owner(s) seek Variance approval to construct at 31 feet from Grange Road when 50 feet is permitted, 65'x80' clearspan/fabric building over a potion of the recreational riding arena on land situated in the Agricultural District. Stables and riding academies are a permitted use pursuant to Subsection "Permitted Uses," Paragraph (d). The existing fence surrounding the riding area is at 31 feet. Land Zoned Agricultural. (Tax Map R06-Lot 027, 11.22 acres, 208 Grange Road).

The Board reviewed the application for Variance. LUC Irving stated she amended the beginning of the application to reflect the exact provision in the Zoning Ordinance Applicant Stanger was applying under. Question 1- all Board members agree. Question 2- all Board members agree. Question 3- all Board

members agree. Question 4- all Board members agree. The Board asked that Irving add to the answer of this question that the abutters' views will not be affected. Question 5- all Board members agree with sections A and B of Question 5.

Chair Frenette **OPENED TO THE PUBLIC** the public hearing for Case #557.

Applicant Linda Stanger stated she wants to put up a fabric cover over the existing riding arena. Abutter Gwen Kailo stated it would be beneficial to the Applicant because the paddock is a muddy mess without a cover, and makes it unable to be used a lot of the year. She applauded Stanger on where the cover of the arena will go, as it will not block any abutter's views, and will add value to the property.

Chair Frenette **CLOSED TO THE PUBLIC** the public hearing for Case #557.

Donald Freddette moved to APPROVE THE VARIANCE WITH CONDITIONS for the old wooden fence stay up. There was no second to this motion. *Motion Failed.*

Eric Livingstone moved to APPROVE THE VARIANCE WITH NO CONDITIONS. Donald Freddette seconded the motion. All members vote to **APPROVE THE VARIANCE WITH NO CONDITIONS**, none opposed. *Motion Passed.*

Chair Frenette informed the Applicant that her Application for Variance was approved, and she now has 30 days to wait for the period of an appeal. LUC Irving will inform the abutters of the Board's findings.

Other Business:

Land Use Permits:
25-041R2A – White, Mollie Ann & Fahey, Michael R., 15 Church Street, Amended 2nd Renewal for Conversion of Garage and Shed ADU Conversion
25-043R – Van Der Laan, Kyle & Grella, Melissa, 4 Stone Street, Renewal of enclosed porch
25-039 – Stearns, Harry P. & Perreault-Stearns, Jan Ann, 46 Rowell Road, Residential Cabin, Barn, Solar & Generator After the Fact
25-040R2 – Fixter, Mark, 137 Prospect Street, Residential Deck
25-031 – Lost Nation Nature Preserve, 116 Lost Nation Road, Commercial Barn
25-005 – Rivard, Joshua DBA Rivard Tree, 222 Portland Street, Sign Permit
25-019T – Rivard, Joshua, 222 Portland Street, Temporary Commercial Garage
25-013 – Williams, Darren & Diane, 480 North Road, Commercial renovation
25-029 – Michaels, James & Michaels, Jody, 76 Mechanic St, Residential Porch Enclosure
25-030R3A – Collins, James W. & Collins, Robie C., 131 Elm Street, Residential Home
25-029 – Robbins, Jamie Marie & Glenn Whitford Jr., 34 Achorn Hill, Residential Home
25-027 – Snider, Charles & Seaneen, 49 McGary Hill Road, Residential Garage
25-026 – Peter Anders DBA Team Sunshine Solar, 180 Portland Street, Residential Solar Array
25-025 – Phil Cotto/Structure Consulting for Blue Sky Towers LLC, 246 Stebbins Hill Road, Commercial panel/antennae replacement
25-024R – Millet, Steven, 40 Holton Park, Renewal Residential Shed
25-023R3 – Martin, Paul K. & Jill, 131 Pleasant Valley Road, Renewal Residential Home
25-022 – McMann, Travis H. & Dupont (McMann), Casey L., 133 Middle Street, Residential Shed
25-021Y – Rhodes Colossus 1 LLC, 281 Summer Street, Renewal Commercial Temporary Greenhouse

25-020 – Freedom Forever NH LLC, 49 Burnside Street, Residential Solar Array
25-038A – Benjamin Southworth DBA 79 Main Street LLC, 79 Main Street, Commercial Amended Demo & Reconstruction
25-037 – Anderson, Karen B. & Thomas C., 69 Buffalo Road, Residential Home Addition
25-036R2A – Murphy, James, 23 Prospect Street, Amended Renewal Residential Garage
25-035R1 – Summa, Lori & Awwiller, David N., 92 Rowell Road, Renewal Residential Garage
25-034 – Fitch, Gina & David J., 118 Stebbins Hill Road, Residential Shed

The Board had discussion regarding permitting food trucks. Irving is bringing the topic to the Select Board on Monday June 2nd's meeting, and drafted a Peddler's License Application. The current application is for use at a specific spot on the corner of Bunker Hill and Main Street that will be first come, first serve. An Ordinance is being considered for the topic. The Board also discussed the new parking situation/no parking on the grass at Centennial Park due to trees and structures found beneath the park.

Planning Board Agenda:
Case #874 - Rexford, Gary M. & Marissa N. and Santa's Village Inc., Technical Subdivision
Case #870 – Lupachino, Peter V., Review for completeness was continued because there was missing information in the application and additional information requested by the Planning Board. The Zoning Board wants to write a letter of recommendations for approval of Case #870 to the Planning Board, but decided to wait to draft those recommendations until the case progresses.

Other:

The Board discussed the sale of The Lancaster Motel in town, and what the new owner has for plans for the property.

LUC Irving and the Board discussed Irving's letters to residents that need specific issues addressed on their properties and the steps she was taking on that.

The Board discussed the Heritage Trail's grand opening and new kiosks that were being put out to mark the trail.

Donald Freddette motioned to ADJOURN at 19:57PM. The motion was seconded by Robert Cass. All members vote to **ADJOURN** at 19:57PM, no objections. *Motion Passed.*

Respectfully submitted,

Kailey Brackett, Clerk

Approved by: Robin L. Irving
Land Use Coordinator for the
Lancaster Planning Board

Date of Approval: 6/25/2025