TOWN OF LANCASTER - *New Hampshire*

"The Friendly Town in the Friendly State"

03584

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Notice of Public Meeting
Lancaster Zoning Board of Adjustment

Notice is hereby given that a public meeting will be held at **6:30 PM** on **Wednesday, June 25th, 2025** at the Lancaster Town Hall, 2nd FL conference room, concerning the following:

Call to Order:
Roll Call.
Review and approve minutes from the May 28, 2025 meeting.

Appointments: None

Public Hearings:

Case# 558—Axis Realty Group LLC –Applicant(s)/Retrotel Inc.--Owner(s) for a Variance (Area) concerning Article 5 "Districts," Section 5.1 "Central Business District," Subsection III(B) "Standards—Commercial Middle Sub-District Dimensional Standards Table," Lot Dimensions: Density "4 units per 10,000 sf." Owner(s)/Applicant(s) request approval to convert the existing thirty-six (36) motel rental units into thirty-six (36) market-rate residential apartments when thirty (30) units would be allowed. More than fifty percent (50%) of the dwelling units have fewer than two (2) bedrooms therefore do NOT constitute workforce housing pursuant to RSA 674:58(IV). Parking will remain on-site with two (2) parking spaces per unit pursuant to the Lancaster Site Plan Regulations Section 10.14(b). Land Zoned Central Business District Middle. [Tax Map P07 Lot 003 (1.7 acres; 74.052 square feet; 112 Main Street].

Other Business:

Land Use Permits: TBA
Training Topic(s)/Material(s): None
Announcement(s)/Correspondence(s): Planning Board 6/11 decision(s)

Any other business as may legally be brought before said meeting:

Dated: June 12, 2025

LANCASTER ZONING BOARD
Tricia Frenette, Chair

Remove after 30 days