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, July 30th, 2025** at the Lancaster Town Hall, 2nd FL conference room, concerning the following:

Call to Order:
Roll Call.
Review and approve minutes from the June 25, 2025 meeting.

Appointments: None

Public Hearings:

Case# 559 – Roberts, Michael G. & Shelli J. for a Special Exception concerning Article 5 "Districts," Chapter 5.05 "Agricultural District," Section "Uses Permitted by Special Exception," Subsection (b) "Multi-unit housing, provided there be no more than three (3) dwelling units per acre and provided that the land area is capable of supporting on-site waste disposal and provided adequate domestic water is available." Applicant/Owner seeks special exception approval to convert an existing single-family dwelling into a two (2)-dwelling units, wherein density requlations allow a maximum of two (2) units per the 0.67 acres, for use as long-term rental property having access to town water and sewer utilities on land situated in the Agricultural District. Land Zoned Agricultural. (Tax Map R02-Lot 074, 0.67 acres (29,185.2 sf), 7 Page Hill Road).

Case# 560—Baldwin, Scott A. & Lori M.–Applicant(s)/Owner(s) for a Variance (Area) concerning Article 5 "Districts," Chapter 5.05 "Agricultural District," Section "Setbacks and Frontage," Subsections (a)(2) "Side and rear yards of no less than forty (40) feet from the property line," and (a)(3) "No building or other structure shall be located less than fifty (50) feet from the nearest existing edge of the public or accepted private street." Owner(s)/Applicant(s) request approval to construct a 30'x30' single-family dwelling and a 20'x30' accessory use building up to ten (10) feet from the side boundary when forty (40) feet is required, and up to fifteen (15) feet from the front right-of-way edge when fifty (50) feet is required (residential district setbacks rather than agricultural district setbacks). Land Zoned Agricultural. [Tax Map R28 Lot 012-1 (1.44 acres; 62,726.40 square feet; 230 Martin Meadow Pond Road].

Other Business:

Land Use Permits: TBA
Training Topic(s)/Material(s): None
Announcement(s)/Correspondence(s): Planning Board 7/9 decision(s)

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

Dated: July 16, 2025

LANCASTER ZONING BOARD
Tricia Frenette, Chair

Remove after 30 days