Lancaster Zoning Board
Location: Lancaster Town Hall
December 17th, 2025

Roll Call:
Regular Members Present: Chair Tricia Frenette, Vice Chair Nate Kenison, Les Hilton, Steve Young
Absent: Donald Freddette
Alternate Members Present: David Anderson, Scott Lambert, Eric Livingstone
Alternate Members Absent: Robert Cass
Others Attending Meeting: Clerk Kailey Kennagh, Abutters from Page Hill Coop Mike Bishop, Reta Ayers and John Ayers
LUC Robin Irving absent

Meeting opened at 18:32 PM by Chair Tricia Frenette with the Pledge of Allegiance.

QUORUM

Minutes:
Hilton moved to **APPROVE AS WRITTEN** the September 24th, 2025 meeting minutes. Livingstone seconded the motion. All members vote to **APPROVE AS WRITTEN** the September 24th, 2025 meeting minutes, no objections. *Motion Passed.*

Appointments: None

Public Hearings:

Case# 563— Brown, Betty B. and Beauchamp, Betty B – 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." Owners/Applicants request approval to construct an approximately 4'x6' concrete slab with a generator at least 20' from the existing single-family dwelling and twenty-five (25) feet from the side boundary when forty (40) feet is required provided that the structure does not abut the 25'-wide access right-of-way along the boundaries of Lots 094 and 095 (otherwise will be subject to 50' setback from right-of-way pursuant to Subsection (a)(3)). Land Zoned Agricultural. [Tax Map R02 Lot 095 (19.82 acres; 53 Page Hill Road)].

Frenette read the case to the Board and then reviewed the application for variance:

1. Granting the variance would not be contrary to the public *interest* because: "The location of the generator/pad does not impact view, public health." The Board agreed with this statement.

2. If the variance were granted, the *spirit* of the ordinance would be observed because: "Spirit of the ordinance conventionally applies to buildings-this structure, because it creates a footprint, is the only reason why it needs to comply." The Board agreed with this statement.

3. Granting the variance would do substantial *justice* because: "Access to the generator is more open and accessible, plus cost to situate father from home is higher because of cabling." The Board agreed with this statement.

4. If the variance were granted, the *values* of the surrounding properties would not be diminished because: "Alternative energy sources increase value of property." The Board agreed with this statement.

5. Unnecessary Hardship

A) Owing to special conditions of the property that distinguish it from other properties in the area, denial of the variance would result in unnecessary hardship because:

i. No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of the provision to be property because: "Near the foundation is a retaining wall and embankment that continues to the property line. The area nearer to the home is already excavated and can be prepped easily for a slab." Livingstone asked if the right of way is the driveway. Frenette confirmed, applicant owns the right side of the driveway/right of way. The Board otherwise agreed to this statement.

ii. The proposed use is a reasonable one because: "Backup power is desirable." Kenison noted it was desirable and needed. Frenette agreed it should be added that it is needed. The Board agreed to this statement.

B) Explain how, if the criteria in subparagraph (A) are not established, and unnecessary hardship will be deemed to exists if, and only if, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it. "Moving the generator to 40'+ from the property line would require extensive landscaping/ excavation and brush removal that creates a privacy wall." The Board agreed with this statement.

Frenette asked the Board if they had any other questions of wanted to discuss further. Kenison had some questions on the map layout and driveway location. The Abutters asked viewed the map as they were unsure where the generator was going.

Chair Frenette **OPENED TO THE PUBLIC** the public hearing at 1843PM for Case #563.

Abutter/Board member of Page Hill Coop Mike Bishop stated their only concern was where the generator was going in relation to the trailer park and if it would make too much noise nearby. Now that they know the placement, they don't have any issues with the generator placement. Bishop asked about the retaining wall and Frenette stated it is already there and Lambert added that it is where the garage is. It is a retaining wall to bring the grade up 4 ft. Abutter/Board member of Page Hill Coop Reta Ayers

was worried it would be right across from the park, which would have been more of a problem. But it seems not to be the case. Lambert stated it was a benefit to be closer to the house for the applicant, and that the power comes from the back side of the garage.

Chair Frenette **CLOSED TO THE PUBLIC** the public hearing at 1845PM for Case #563.

Livingstone motioned to **GRANT THE VARIANCE** with no conditions. The motion was seconded by Young. All members vote to **GRANT THE VARIANCE** with no conditions, no objections. *Motion Passed.*

Other Business:

Land Use Permits:
25-086 – Ball Sr., Charles E, 46 Ingerson Road – Land Use Permit to construct 1-story single family dwelling.
25-084D – Applicant Jack Celli and Owner Highland Village Townhouse Pro, 145 Portland Street – Land Use Permit Renewal to demo and replace roof.
25-085R4 – Savage, Alan, 493 Main Street – Land Use Permit Commercial renewal for self-storage units.
25-083 – Bennett, Adam M. & Katherine K., 65 Portland Street – Land Use permit for constructing foundation under porch for bathroom conversion.
25-058 – Lupachino, Peter V., Lupos Way (off Page Hill Road) – Land Use Permit Commercial for 3-year phased construction.
25-082D – Applicant Kenison, Kyler and Owner Kinkead, Desiree, 49 Williams Street – Land Use Permit for residential demolition on deck.
25-081R3A2 – Collins, James W. & Collins, Robie C., 131 Elm Street – Land Use Permit amended renewal for constructing single-family home.
25-080R – Ingerson, Maureen, 21 Summer Street – Land Use Permit renewal for demo and conversion of single-family dwelling.
25-076A – Tomer, Frank Noel & Marissa Lynn, 9 Hoopers Drive – Land Use Permit amended for solar array.
25-078 – Cotton, Charles P. & Cotton Marlene Mowbray, 151 Reed Road – Land Use Permit for solar array.
25-077 – Curtis, Ronald C. & King, Tara A., 15 Sunny View Drive – Land Use permit for building a shed.
25-010 – Tyler Rancourt d/b/a Dental Herb Company – Sign Permit
25-009 – Lynn Fuller d/b/a Carmella's Bath & Body – Sign Permit
25-011 – Darren J. & Diane M. Williams d/b/a Hilltop Arts – Sign Permit

Other:
Clerk Kennagh informed the Board if they have any suggestions or edits to the Zoning Ordinance that they can be emailed to LUC Irving. As of now, the first public hearing on the changes to the Zoning Ordinance is likely to be at the Planning Board's January meeting.

Hilton motioned to **ADJOURN** at 1909PM. The motion was seconded by Kenison. All members vote to **ADJOURN** at 1909PM, no objections. *Motion Passed.*

Respectfully submitted,

Kailey Kennagh, Clerk

Approved: _____ Date APPROVED: 1/28/2026

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