TOWN OF LANCASTER – *New Hampshire*

"Life As We Make It"

03584

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, April 29th, 2026** at the Lancaster Town Hall, 2nd FL conference room, concerning the following:

Call to Order:
ZBA Roll Call
ZBA to review and approve minutes from the February 25th, 2026 meeting.

Appointments: None

ZBA Public Hearings:

Case# 565—Summa, Lori L. & Awwiller, David N. –Applicant(s)/Owner(s) for a Variance (Area) concerning Article 5 "Districts," Chapter 5.05 "Agricultural District," Section V(B) "Frontage: Frontage of no less than fifty (50) feet on a town road, private street or right-of-way." Owners/Applicants request approval to subdivide a parcel into a house lot situated off Rowell Road and a land-only flag lot situated off the house lot having access via a 50-foot right-of-way across said house lot. Lancaster Subdivision Regulations, Article 7 "Subdivision Design Standards," Chapter 7.08 "Back Lots," Section (a): "A back lot with a minimum of fifty (50) feet of road frontage may be developed behind any lot with adequate frontage on a town or state-maintained road." Owners/Applicants are requesting approval of a back lot off a lot with inadequate frontage on a town-maintained road. Land Zoned Agricultural. [Tax Map R07-Lot 002 (33.40 acres; 93 Rowell Road)].

Case# 566—Mortenson, C. Peter & Barbara A.–Applicant(s)/Owner(s) for a Variance (Area) concerning Article 5 "Districts," Chapter 5.05 "Agricultural District," Section V(A)(2) "Setbacks and Frontage: Side and rear yards of no less than forty (40) feet from the property line." Owners/Applicants request approval of a variance to construct a 32'x32'x26' single-family dwelling on a slab foundation at ten (10) feet from the side boundary when forty (40) feet is permissible. Land Zoned Agricultural. [Tax Map R12-Lot 030 (5.10 acres; 153 Garland Road].

Case# 567—Colby, Zachary A. & Jamie L.–Applicant(s)/Owner(s) for a Variance (Area) concerning Article 5 "Districts," Chapter 5.02 "Residential District," Section V(A)(2) "Setbacks and Frontage: Side yard of no less than ten (10)." Owners/Applicants request approval of a variance to construct a garage onto the existing garage foundation having a lean-to on SonaTubes up to five (5) feet from the side boundary when ten (10) feet is permissible. Land Zoned Residential. [Tax Map P05-Lot 018 (0.31 acres; 16 Wolcott Street)].

Other Business:
Land Use Permits: TBA

Training Topic(s)/Material(s): None

Announcement(s)/Correspondence(s): TBD

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

Dated: April 15, 2026
LANCASTER ZONING BOARD OF ADJUSTMENT
Tricia Frenette, Chair