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, August 26th, 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 April 29th, 2026 meeting.

Appointments: None

ZBA Public Hearings:

Case# 568—Magoon, Scott C. & Reynold, Susan–Applicant(s)/Owner(s) for a Variance (Area) concerning Article 5 "Districts," Chapter 5.05 "Agricultural District," Section (E)(1)(iii) "Setbacks and Frontage: "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," and (E)(1)(ii) "Side and rear yards of no less than forty (40) feet from the property line." Owners/Applicants request approval of a variance to 1) demolish the pre-existing non-conforming 20'x25' garage and re-construct a 24'x24'garage on a slab onto the same footprint but extending up to 8' into the front setback or forty-two (42) feet when fifty (50) feet is permissible, and 2) to situate a 10'x16' wooden shed on a gravel pad twelve (12) feet from the side boundary when forty (40) feet is permissible. Brook Road is a town-owned and town-maintained road with a thirty-three (33) foot right-of-way. Land Zoned Agricultural. [Tax Map R19-Lot 098 (17 acres; 63 Brook Road)].

Other Business:
Land Use Permits: Emailed

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

Announcement(s)/Correspondence(s): TBD

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

Dated: August 12, 2026

LANCASTER ZONING BOARD OF ADJUSTMENT
Tricia Frenette, Chair