



# TOWN OF LINCOLN

MASSACHUSETTS

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## Zoning Board of Appeals

Virtual Meeting Pursuant to Gov. Baker's March 12, 2020  
Order Suspending Certain Provisions of the Open Meeting Law

### Minutes

Thursday, January 5, 2023

Hearing

**ZBA Members Present:** David Summer – Chair, Eric Snyder, Reanna Wu, David Stifter, William Churchill, David Elmes, and Julian Huertas

David Summer opened the joint hearing at 7:00 PM by reading the required statement on public hearings pursuant to Governor Baker's March 12, 2020, order as extended on June 15, 2021, and July 16, 2022, for boards and committees and explained that all votes required a roll call.

**Jim and Anne Hutchinson, 247 Old Concord Rd., M/P 156-6-0** for a special permit for to build a new residence on the existing footprint. Jim and Anne Hutchinson appeared before the board and gave a brief overview of the proposed project. The board reviewed the application and a brief discussion ensued. The 5-acre narrow lot is non-conforming due to the 250' side to side requirement. The applicant stated the Historic Commission gave approval for the demolition of the existing structure. The board discussed the multiple accessory structures on the property and if they were permitted and if they would be removed. The applicant wanted to keep the storage container and the shed while the residence was being built for storage. They agreed to take all other structures down and will remove the final two before an occupancy permit could be issued.

No one else appeared or spoke.

Julian Huertas made a motion to close the hearing. William Churchill seconded. Roll call was taken: David Summer – yea, Julian Huertas – yea, William Churchill – yea, David Stifter - yea and Eric Snyder – yea.

**Action:**

Julian Huertas duly made a motion to approve the special permit with conditions, subject to the written decision and the terms of the decision. William Churchill seconded. Roll call was taken: David Summer – yea, Julian Huertas – yea, William Churchill – yea, David Stifter - yea and Eric Snyder – yea.

**Andrew Reiter, 34 Laurel Drive, M/P 181-16-0** for transfer of a special permit for an accessory apartment. The applicant appeared before the board. The board reviewed the application and a brief discussion ensued.

No one else appeared or spoke.

David Summer made a motion to close the hearing. William Churchill seconded. Roll call was taken: David Summer – yea, Reanna Wu – yea, William Churchill – yea, David Stifter - yea and Eric Snyder – yea.

**Action:**

David Summer duly made a motion to approve the special permit for a period of three (3) years expiring on January 5, 2026, subject to the written decision and the terms of the decision.

William Churchill seconded. Roll call was taken: David Summer – yea, Reanna Wu – yea, William Churchill – yea, David Stifter - yea and Eric Snyder – yea.

Minutes from December 1, 2022, were approved.

Meeting adjourned at 8:10 PM