



TOWN OF LINCOLN

MASSACHUSETTS

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Zoning Board of Appeals

Minutes

Thursday, March 7, 2019

Hearing

Members Present: David Henken, Co-Chair, William Churchill, Kathy Shepard, Tobias Brambrink and David Stifter.

Absent: Joel Freedman, Eric Snyder and David Summer.

NEW MATTERS:

William and Hedy Haas David, 41 Morningside Lane, M/P 113-9-0. Request for a special permit to rebuild a screened porch and add an addition consisting of a master bath and closet to the second floor. Hedy Haas David and Rick Eifler, Architect appeared before the board to explain the project. Mr. Eifler explained that the property had a fire with smoke damage and needs a complete interior rehab. The applicant would like at the same time to rebuild the screened porch and add a master bath and closet to the second floor resulting in adding a small addition to the middle section of the roof. The Applicant noted that the proposed plans were consistent with the architecture of the original house. The board reviewed the documents and a brief discussion ensued. The Board noted that there were no plans for condensers or generators to be located in the front or sides of the property and the opinion should so reflect.

No one in the audience appeared or spoke.

Action: Motion to approve the special permit was duly made and approved subject to the written decision and the terms of the decision. The motion was unanimously approved as follows: David Henken – yea, William Churchill – yea, Kathy Shepard – yea, Tobias Brambrink - yea and David Stifter – yea.

Jean Pierre Carney, 47 Farrar Road, M/P 174-14-0. Request for a special permit to add a second floor to the existing structure on a nonconforming lot. The application was reviewed by the board. Jean Carney appeared before the board and explained the proposed project. He recently purchased the property and wanted to update the interior of the 1952 home and add solar panels and landscaping. The board reviewed the submitted documents and requested that the Applicant submit a current stamped certified site plan showing location of trees coming down, dimensions, elevations and setbacks. The Board also noted that given the size of the project a Site plan review by the Planning Board would be required.

Ion and Melinda Abraham of 41 Farrar Road spoke in favor of the proposed project.

Action: Subject to submittal of required documents noted above, motion to approve the special permit was duly made and approved subject to the written decision and the terms of the decision. The motion was unanimously approved as follows: David Henken – yea, William Churchill – yea, Kathy Shepard – yea, Tobias Brambrink -yea and David Stifter – yea.

Margaret Coffin Brown and Merritt Brown, 79 Old Sudbury Road, M/P 187-12-0. Request for a special permit for an accessory apartment in an existing structure. Margaret Coffin Brown appeared to discuss her application. Reviewing the submitted documentation with the Applicant, it became clear that there were numerous inconsistencies in the documentation, and as submitted, the board would be unable to determine whether the proposed accessory apartment would comply with the maximum size of 1200 square feet requirement. In addition, the Board requested that a current certified site plan be submitted, as the one provided was old and appeared to show structures that the Applicant noted were no longer standing on the property. The Applicant agreed to provide the requested documentation and requested a continuance.

No one in the audience appeared or spoke at the hearing.

Action: Motion to continue the hearing until April 4, 2019 was duly made. The motion was unanimously approved as follows: David Henken – yea, William Churchill – yea, Kathy Shepard – yea, Tobias Brambrink -yea and David Stifter – yea.

Tobias Brambrink, 12 Huntley Lane, M/P 174-23-0. Request for transfer of name and renewal of the original special permit for an accessory apartment. Tobias Brambrink appeared before the board as the new owner of the property. The board discussed with the applicant the original decision and conditions. It was also noted that the Housing Commission had confirmed that there was no longer in effect a low income Housing Program agreement.

Tobias Brambrink recused himself.

Action: Motion to approve the special permit for a period of three (3) years subject to the same conditions as the existing special permit other than the requirement to comply with the low income housing program, was duly made and approved subject to the written decision and the terms of the decision. The motion was unanimously approved as follows: David Henken – yea, William Churchill – yea, Kathy Shepard – yea and David Stifter – yea.