



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, April 6, 2023

Hearing

ZBA Members Present: David Summer – Chair, Reanna Wu, David Stifter, William Churchill,
David Elmes

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.

Jennifer Curtin, Assistant Director of Planning gave a brief presentation and overview of the Climate Action Plan process. She noted the town addressed areas and a brief discussion ensued.

David Summer welcomed and acknowledged Vicky Diadiuk who showed interest in the vacant Zoning Board associate member seat would be listening in on this month's hearing.

Tim Mangini, 22 Old Winter St., M/P 150-47-0 for a special permit to add a 20 X 20 carport. The applicant appeared before the board and gave a brief overview of the proposed project. The board discussed the worksheet numbers and requested that the applicant revise it to show the existing and proposed changes and have a licensed survey stamped plan showing the exact location of the proposed carport and the setback lines noted.

No one else appeared or spoke.

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

Action:

William Churchill duly made a motion to approve the special permit subject to the written decision and the terms of the decision. David Summer seconded. Roll call was taken: David Summer – yea, Reanna Wu – yea, William Churchill – yea, David Stifter - yea and David Elmes – yea.

Nicholas Cotterpong, 106 Concord Rd., M/P 141-17-0 for a special permit to add a dormer, finish attic space into an office with bathroom and to add a deck. The applicant appeared before the board and gave a overview of the proposed project. The board reviewed the application and a brief discussion ensued. The board discussed submitted plans and requested the existing and proposed on the same plan, the elevation of the south side to be noted and the worksheet numbers to be updated.

Neil Feinberg, 104 Concord Rd. noted that others in the neighbor had projects turned down and he was interested in how this one would progress.

The board discussed the septic location and that no outside lighting on the deck was planned.

The applicant will submit and revised survey plan with correct setbacks and the worksheet showing no increasing encroachment.

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

Action:

David Stifter duly made a motion to approve the special permit 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 David Elmes – yea.

Hicks Family 2013 Revocable Trust, 129 Tower Rd., M/P 180-25-0 for a special permit to construct a one car garage addition. Robert and Sarah Hicks appeared at this continuance hearing. The board reviewed the revised plans and a brief discussion ensued. The applicant spoke to the board on the revised changes in height and story of the project. The peak matches the existing porch roof. Martha Johnson, 127 Tower Rd. approves of the revised plan.

No one else appeared or spoke.

David Elmes 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 David Elmes – yea.

Action:

David Elmes duly made a motion to approve the special permit subject to the written decision as presented and the terms of the decision. David Summer seconded. Roll call was taken: David Summer – yea, Reanna Wu – yea, William Churchill – yea, David Stifter - yea and David Elmes – yea.

Minutes from March 2, 2023, were approved.

Meeting adjourned at 8:30 PM