



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, May 4, 2023

Hearing

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

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, July 16, 2022, and March 31, 2023 for boards and committees and explained that all votes required a roll call.

Lloyd and Kate Dahmen, 10 Grasshopper Lane, M/P 149-29-0 request for a special permit to construct a 7' X 13' plunge pool. Kate and Lloyd Dahmen appeared before the board and gave a brief overview of the proposed project. The board reviewed the application and a discussion ensued. Gail Alden of Alden Landscape Design, Inc. explained to the board that the pool equipment and propane tanks would be placed on the side of the existing shed. Donald Collins of 16 Grasshopper Lane voiced his concerns about the location of the tanks and equipment so close to the lot line. He will hear the noise and see the equipment from his property. He noted it should adhere to zoning bylaws. He asked the board if the location could be moved farther away from him to the back of the shed, closer to the pool. The applicant agreed to move the equipment to the rear of the shed, shield it from the neighbor with screening and fencing. Ms. Alden was asked for exact measurements of the pad for the equipment to sit on and location from lot lines. The board requested a finalized plan showing the exact location of the equipment and tanks as well as screening and fence around them.

No one else appeared or spoke.

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

Action:

David Summer 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, Eric Snyder. David Elmes – abstained.

Gail and Glenn Matot, 5 Underwood Circle, M/P 177-35-0 for a special permit to build an attached accessory apartment. Glenn Matot appeared before the board and gave an overview of the proposed project. The board reviewed the application and a brief discussion ensued.

The applicant explained that the plan was to move into the apartment while his daughter and her family would reside in the main house. The apartment would have a basement for utilities and storage only with no access from the apartment. A bulkhead outside would be the only access. The board wanted clarification from the building inspector or town council if the basement square footage should be included with apartment figure or not.

No one else appeared or spoke.

Eric Snyder 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, Eric Snyder - yea and David Elmes – yea.

Action:

Eric Snyder 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, Eric Snyder - yea and David Elmes – yea.

Garrett and Merrill Berkery, 14 Hilliard Rd., M/P 134-18-0 for a special permit to add a mudroom, dormer over garage and deck addition. The board reviewed the application and a brief discussion ensued. The board received clarification on the basement level, height of the deck, basement grade level, exterior lighting, and number of stories.

No one else appeared or spoke.

Reanna Wu 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, Eric Snyder - yea and David Elmes – yea.

Action:

Reanna Wu duly made a motion to approve the special permit subject to the written decision as presented 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, Eric Snyder - yea and David Elmes – yea.

Minutes from April 6, 2023 were approved.

Meeting adjourned at 8:45 PM