



Zoning Board of Appeals Meeting Agenda

Date: February 15, 2017

Time: 7:00PM

Location: Town Hall - Conference Room A

Action Items

1. 7:00PM - Work Session on ZBA Application 2016-05: 14 Birch Drive/Off Birch Drive 40-B/L.I.P.:

Work Session for the purpose of discussing, deliberating and making a decision on ZBA Application 2016-05, submitted by Etchstone Properties, Inc., Kevin Slattery, President, seeking a 40B Comprehensive Permit under the Local Initiative Program, pursuant to M.G.L. Chapter 40B, Sections 20-23, to develop 20 single-family residences on the property described below having an aggregate area of 6.88 acres. All residences will be for sale, with five (5) residences designated as affordable to low-to moderate-income households, as required. Subject property is located at 14 Birch Drive and Off Birch Drive, Pepperell, MA, as shown on Assessor's Map 14, parcels 209-0, 211-0, 212-0, 213-0, 214-0, 215-0, 216-0, 217-0, 218-0, 219-0, 220-0, 221-0, 222-0, 223-0, 224-0, 225-0, 226-0, 227-0, 228-0, 229-0, 230-0 and 37-0. Parcels 14-209-0 and 14-37-0 are owned by Christopher J Pentedemos, Charles Pentedemos Sr., and Judith Pentedemos and further described by Deed recorded at the Middlesex South District Registry of Deeds in Book 56160, Page 119 and Book 56160, Page-116 respectively. Parcels 14-211-0, 14-216-0, 14-218-0, 14-224-0, 14-227-0 and 14-228-0 owned by Charles Pentedemos and further described by Deed recorded at the Middlesex South District Registry of Deeds in Book 18617, Page 520. Parcels 14-212-0, 14-214-0, 14-215-0, 14-217-0, 14-219-0, 14-221-0, 14-222-0, 14-225-0, 14-226-0, 14-229-0, 14-230-0 owned by Charles G and Judith M Pentedemos and further described by Deed recorded at the Middlesex South District Registry of Deeds in Book 15039, Page 213. Parcels 14-213-0, 14-220-0, and 14-223-0 owned by Charles G and Judith M Pentedemos and further described by Deed recorded at the Middlesex South District Registry of Deeds in Book 15039, Page 211.

2. 8:00PM - Work Session on ZBA Application 2016-06: 47-53 South Road:

Work Session for the purpose of writing a Decision on ZBA Application 2016-06, submitted by Brenden Mahoney, requesting a Zoning Board of Appeals **SPECIAL PERMIT**, under Sections 9221 and 3230-3234 of the Town of Pepperell Zoning By-law, which if granted, would allow a horticultural and agricultural business, a garden center and landscaping supply business, as well as the storage of commercial landscaping equipment, materials, supplies and the overnight parking of commercial vehicles related to a landscaping business. The subject property is located at 47-53 South Road, Pepperell, MA, as shown on Assessor's Map 40 as Parcel 1-0.

3. Review and/or Approve ZBA Meeting Minutes of December 7, 2016
4. Review and/or Approve ZBA Meeting Minutes of January 11, 2017

Old and New Business

- Miscellaneous Old and New Business
- *Other matters that may arise that the chair didn't reasonably anticipate.

Note: The above application(s) are available for review at the Town Clerk's office. Parties wishing to speak in favor of, or in opposition to, these proposals may do so in writing prior to the hearing or at the hearing in person or represented by an agent or attorney. Interested parties are encouraged to attend.