



*Town of Pepperell*  
**BOARD OF APPEALS**  
One Main Street  
Pepperell, Massachusetts 01463  
(978) 433-0333  
Fax: (978) 433-0335

**Zoning Board of Appeals Meeting Minutes of October 5, 2008**

**PRESENT:** Thomas McGrath, Sherrill Rosoff, and Annette McLean.

**1:00P.M.** Chair announces that the first agenda item is a Work Session regarding the Remand from Middlesex Superior Court regarding an application submitted by Louise Taylor, the Zoning Board of Appeals, by Decision filed with the Town Clerk on April 2, 2008, granted SPECIAL PERMITS, under Sections 3200, 3230, 3232, 3233, 3234, 3500, 3520, and 9223 of the Town of Pepperell Zoning By-Law, allowing the conversion of the existing non-conforming use as a retail tack shop to a garden center; allowing a portion of the premises to be used as a landscaper's and contractor's yard; and, permitting the operation on the premises of five commercial vehicles for haulage of commercial quantities of gravel, mulch and other materials. The Special Permits granted by the Board of Appeals were subject to conditions set forth in the Decision filed on April 2, 2008, from which the Applicant appealed to the Middlesex County Superior Court in Case Number MI CV 2008-01530-L. The appeal of the conditions has been remanded to the Board of Appeals for further review or modification. The property affected is located at 49 South Road, sometimes known and numbered as 47-53 South Road, Pepperell, MA, as shown on Assessor's Map 40 as Parcel 1.

Chair announced to the audience that this is a Work Session for the purpose of drafting a revised Decision on this matter and that the hearing and record were closed on October 1, 2008

The Board will schedule a subsequent Work Session which will be announced at a future date via a Meeting Notice that will be filed with the Town Clerk and posted at Town Hall.

Meeting Adjourned at 3:30P.M.

ZBA Minutes of October 5, 2008 filed with Town Clerk: November 17, 2008

---

**Cheryl Lutcza**  
**Assistant, Zoning Board of Appeals**

cc: Town Clerk  
Building Inspector  
ZBA Minutes file  
ZBA Members  
ZBA Application File(s)