



Town of Pepperell
BOARD OF APPEALS
One Main Street
Pepperell, Massachusetts 01463
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Zoning Board of Appeals Meeting Minutes of January 5, 2011

PRESENT: Sherrill Rosoff, Mark Walsh, Annette McLean, Sean McCaffery, Bruce Roberts; and Cheryl Lutzca (ZBA Assistant).

7: 00P.M. ZBA Chair, Sherrill Rosoff, opened the meeting. First order of business was to approve the meeting minutes from July 7, 2010. Sean McCaffery informed the other Board Members that he would need to depart from the meeting after approval of the meeting minutes. Mark Walsh motioned to approve the minutes of July 7, 2010. Sean McCaffery seconds. All concur.

7:10P.M. Chair opened the hearing on an application submitted by Pepperell Veterinary Hospital/Dr. Bradbury Smith, requesting a Zoning Board of Appeals **NON-CONFORMING USE SPECIAL PERMIT** under Sections 3500, 3520, 3521, 3530 and 3531 of the Town of Pepperell Zoning-By-Law, which if granted, would allow expansion of the existing non-conforming veterinary hospital use and construction of an addition to the rear of the existing building, increasing the footprint by approximately 1410 square feet. Subject property is located at 110 River Road, Pepperell, MA, as shown on Assessor's Map 38 as Parcel 5-0.

Applicant, Dr. Bradbury Smith, was present and paid the fees associated with the ZBA Application.

Clerk read the Notice of Public Hearing into the record.

Chair invited Applicant to address the Board regarding the relief being requested:
Applicant addressed the Board as follows:

- Would like to expand structure, due to cramped space. Over time, the pharmacy has grown and is currently located in four different areas in the building. Office records are currently in three different places in the building.

- We only have two small exam rooms. We need a couple of larger exam rooms, more work space, and more storage space in order to be more efficient for our patients.
- Plan is to “square off” the “L-shaped” section of the back of the building.
- There is no intention to expand hours of operation or staff.
- There is no intention to change function of business, would just like to be able to practice veterinary medicine comfortably.
- There will be no boarding or grooming services.
- Currently open 61 hours per week as follows:
 - Monday through Thursday: 8:00a.m. to 8:00p.m.
 - Friday: 8:00a.m. to 5:00p.m.
 - Saturday: 8:00a.m. to 12:00p.m.
- Number of veterinarians vary and split between four veterinarians working a variety of hours and schedules.
- Patient volume is approximately 3,000 active patients.

Chair inquired if Board Members had any questions.

Mark Walsh inquired as to how large the proposed addition will be relative to the existing structure. Applicant responded that the proposed addition would be about a 30% increase and that there would be separate dog and cat waiting rooms.

Annette McLean inquired if there would be any parking issues? Applicant responded no.

Bruce Roberts inquired as to whether there would be demolition of any of the existing structure. Applicant responded that there would be very little demolition to the existing structure and that they will be leaving the smaller rooms as they are.

Applicant submitted a layout of the floor plan of the veterinary hospital (Exhibit: U) and did a verbal overview of the same.

Sherrill Rosoff inquired as to when Applicant plans to begin construction. Applicant responded that he hopes to begin construction in Spring or Fall of 2011.

Chair inquired if there was anyone in the audience who would like to speak in favor of, or opposition to the application.

Abutter, Lewis Lunn, 102 River Road, addressed the Board and commented that he welcomes the proposal and commends Dr. Smith.

Clerk read responses from the following Town Boards/Departments and/or concerned parties into the record:

- Assessor' s Office
- Planning Board
- Police Department
- Water Department
- Town Engineer
- Sewer Department
- Board of Health/Nashoba Associated Boards of Health
- Town Counsel

Applicant submitted letters of support from residents of Pepperell who are in favor of the proposal (Exhibit: T).

Chair inquired if anyone present had any further questions.

Board Member, Annette McLean, motioned to close the record and hearing. Mark Walsh seconds. All concur.

Discussions and deliberations ensued among Board Members.

Board Member, Mark Walsh, made a motion to grant the requested relief, a **NON-CONFORMING USE SPECIAL PERMIT** under Sections 3500, 3520, 3521, 3530 and 3531 of the Town of Pepperell Zoning-By-Law, to allow expansion of the existing non-conforming veterinary hospital use and construction of an addition to the rear of the existing building, increasing the footprint by approximately 1410 square feet. Board Member Annette McLean seconds the motion. All concur.

Old and New Business:

- ZBA Meeting Minutes of July 7, 2010 were approved.

Mark Walsh motioned to adjourn the meeting. Annette McLean seconds. All concur.

Meeting Adjourned at 7:50 P.M.

ZBA Minutes of January 5, 2011 filed with Town Clerk: March 14, 2011

Respectfully submitted by:

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

cc: Town Clerk
Inspector of Buildings
Town Counsel
ZBA Minutes file
ZBA Members
ZBA Application File(s)