



Town of Pepperell

Planning Board

1 Main Street, Pepperell, Massachusetts 01463-1644

978-433-0336 Phone 978-433-0338 Fax

planning@town.pepperell.ma.us

MINUTES

Monday, February 23, 2009

Pepperell Town Hall

Members Present: Nick Cate, Dennis Kane, Mark Marston, Rick McHugh, Steve Themelis

Members Absent: None

CALL TO ORDER:

Mr. Cate called the meeting to order at 7:07pm.

VOUCHERS:

- Payroll vouchers were endorsed. (02/28/09; 03/07/09)

ACCEPTANCE OF MINUTES:

- The Board M/S/V to approve the minutes of February 9, 2009.

BUILDING &/OR OCCUPANCY PERMITS:

- None

ANR PLANS:

- None

APPOINTMENTS/HEARINGS:

- **7:15 – Pre-application presentation by Drew Garvin of R. Wilson Assoc. for a single family home in the WRPOD at 2 Blood Street (formerly 1 Moonlight Way)**
Mr. Garvin presented a plan of the site showing the house location and a letter requesting waivers or relaxing of some of the application requirements. He reviewed the plan with the Board to build one single family home on the lot. The Board asked about the dam on the property. Mr. Garvin stated the dam would be the responsibility of the property owner to maintain. In reviewing the plan it was determined that no special permit for construction in the WRPOD would be necessary as the new house will be connecting to town sewer and water. The Board instructed Mr. Garvin to get a definitive determination on that from the Building Inspector.

ACTION ITEMS:

- **Review of Proposed Zoning Amendments in Preparation for 3/9/09 Public Hearing**
The Board reviewed the updated list of amendments. It was explained to the Board that the WRPOD amendments should be pulled in order to address some specific issues regarding the DEP zones and the zones established by the town in 1985 after the SEA studies. The Board agreed to postpone the WRPOD amendment.
Mr. Cate suggested postponing the Map amendment as well until the WRPOD is finalized. It was agreed that there would be no map amendment for the meeting.
The Board looked at the multifamily bylaw changes and once again agreed that a wording change was needed. They agreed that instead of using the word apartment they should use the word dwelling unit since it is defined in the bylaws and apartment is not. They decided not to make any changes to section 7328. They asked for some changes in the explanation for home occupation amendments. They decided to eliminate the wording about commercial vehicles from section 3314. And agreed section 3322 was okay as written for amending.

CORRESPONDENCE & DISCUSSION:

Correspondence was reviewed.

CLOSE MEETING:

With no further business to discuss the meeting was adjourned.

APPROVED:

Nicholas A. Cate

Mark F. Marston

Dennis A. Kane

Richard C. McHugh, Jr.

Stephen C. Themelis