



Town of Pepperell

Planning Board

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MINUTES

Monday, July 27, 2009

Pepperell Town Hall

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

Members Absent: Dennis Kane

CALL TO ORDER:

Mr. Cate called the meeting to order at 7:00pm.

VOUCHERS:

- None

ACCEPTANCE OF MINUTES:

- The Board M/S/V to approve the minutes of July 13, 2009.

BUILDING &/OR OCCUPANCY PERMITS:

- None

ANR PLANS:

- None

ACTION/DISCUSSION ITEMS:

- ZBA Application – Pepperell Pharmacy – The Board had no comments on this application.
- ZBA Application – 6 Jewett Street – The Board had no comments on this application.

APPOINTMENTS/HEARINGS:

- **7:15pm – Public Hearing cont. – SP2009-02** – Application for Site Plan Review under Section 9400 of the Zoning Bylaws on property located at 74 Main Street, shown on Assessors Map 23 Lot 125, Applicant: Pepperell Family Pharmacy, 74 Main Street, Pepperell, MA 01463

Mr. Cate re-opened the Public Hearing for the Pepperell Family Pharmacy Site Plan

Review at 7:15pm. Jack Visniewski presented a revised plan showing changes to the parking plan and the drainage plans. He discussed the proposal to use a new paving technique called porous paving which is recommended by the University of New Hampshire for low impact stormwater management. He stated that he had pictures of the paving used at a Greenfield, NH shopping center. He told the members that the Conservation Commission was agreeable to the changes in the plan and to the use of this product to minimize disturbance in the riverfront areas. The new customer parking area shows entry directly off of Carter Street. The employee parking area will use the originally proposed porous paver bricks. He explained that both types of paving are best maintained by vacuuming instead of sweeping. There will be subsurface drainage areas under the lawn and all new calculations of the drainage systems are adequate for the revisions.

He stated a request had been made to the ZBA for a variance to the setback. This would allow the addition to the building to maintain the nonconformance and not increase setbacks any more than it is already.

Mr. Themelis read the additional comments submitted by the Conservation Commission and the Town Engineer. The Town Engineer mentioned an issue that the width of Carter Street was unresolved. Mr. Visniewski stated this had no bearing on the pharmacy lot that it was an issue on the other side of the street.

There were no further questions. Mr. Marston motioned to close the public hearing and Mr. McHugh seconded the motion. All members voted aye to close the public hearing.

ACTION/DISCUSSION ITEMS:

- **SP2009-01 – Parker Hill Way Multi-family Residential Development**
The Board reviewed with Jack Visniewski the developer's plan to transfer ownership of "parcel A" to the abutter on the corner of Parker Hill Way and Tucker Street. He explained that the Tucker Street resident currently has structures that encroach onto this parcel and if the Board sees no issue with it the developer would like to transfer the ownership to him. He explained further that the addition of this property to the existing lot would not make the lot large enough for subdivision that it would only make it a total of about 13,000 square feet.
Mr. Visniewski asked the Board to determine if this change to the plan would require a re-opening of the public hearing or could it be considered a minor change. The Board agreed that they did not see a reason to re-open the hearing and that this could be considered a minor change to the plan.
Mr. Visniewski stated an ANR plan will be prepared and submitted to the Board for approval.

APPOINTMENTS/HEARINGS:

- **7:45 – Public Hearing cont. – SP2009-03 – Application for Site Plan Review under Section 9400 of the Zoning Bylaws on property located at 16 Groton Street shown on Assessors Map 25 Lot 32, 33,34. Applicant: Shattuck Oil, 16 Groton Street, Pepperell, MA 01463**
Mr. Cate opened the Public Hearing at 7:45pm. Mr. Visniewski stated he had not addressed the Town Engineer concerns and that he is waiting for ConsCom and that they

are waiting for Natural Heritage to check out the riverfront area and the river clams/mussels. He requested the Board postpone until all is complete with those issues. He said that they would be back before ConsCom on August 8th. With no new information to be presented the Board continued the Public Hearing for SP2009-03 to 7:15pm on September 14, 2009.

CORRESPONDENCE & DISCUSSION:

Correspondence was reviewed. The Board requested arrangements be discussed with the Selectmen's office for joint re-appointment of Stephen Brittain to the Associate Member position.

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