



# Town of Pepperell Planning Board

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## MINUTES

Monday, September 14, 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 7:06 pm

## VOUCHERS:

- Payroll vouchers were endorsed (09/16/09, 09/26/09)

## ACCEPTANCE OF MINUTES:

Approval of the August 10, 2009 minutes was postponed.

## BUILDING &/OR OCCUPANY PERMITS:

None

## ANR PLANS:

None

## ACTION/DISCUSSION ITEMS:

### Decision – SP 2009-04 – 13 Deerfield Drive

Mr. Themelis made a motion to grant Special Permit SP 2009-04 for an amendment of condition #6 of Special Permit 93-2 for reduction of front yard setback from 25 feet to 23 feet. Seconded by Mr. McHugh. All members voted AYE

### 75 Groton Street – Cease and Desist

Members had received a copy of Mr. Cullinan's September 3, 2009 letter issuing a CEASE AND DESIST order. They were advised the property owner has not signed for the registered letter as of today.

## APPOINTMENTS/HEARINGS:

7:15 pm – Public Hearing – 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, Lots 32, 33, 34. Applicant: Shattuck Oil, 16 Groton Street, Pepperell, MA 01463

Mr. Cate opened the Public Hearing at 7:15 pm. He stated there is no new evidence to present at this time and moved to continue the Public Hearing to September 28, 2009 at 7:15 pm. Seconded by Mr. McHugh. All members voted AYE

**CORRESPONDENCE & DISCUSSION:**

Members received a copy of a notice for NMCOG's public meeting to present the draft components of the Greater Lowell Comprehensive Economic Development Strategy.

The Attorney General's Office has approved the May Town Meeting zoning changes.

Mr. Cate read two letters from Attorney Lyons requesting the acceptance of Village Road and Pond Circle be placed on the Warrant for the October 26, 2009 Town Meeting.

Paul MacDonald asked members if there has been any word on the cell tower appeal and was told they have not received any updates.

**CLOSE MEETING:**

With no further business to discuss, the meeting was adjourned at 7:45 p.m.

**APPROVED:**

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Nicholas A. Cate

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Mark F. Marston

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Dennis A. Kane

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Richard C. McHugh, Jr.

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Stephen C. Themelis