



Town of Pepperell

Planning Board

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MINUTES

Monday, February 8, 2010

Town Hall

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

CALL TO ORDER: Mr. Cate called the meeting to order at 7:05pm.

VOUCHERS:

- Payroll vouchers for weeks ending 2/13/10 and 2/20/10 were endorsed.
- Voucher for Quill invoice for \$93.23 endorsed.
- Voucher for Lowell Sun invoice for \$61.20 endorsed.

ACCEPTANCE OF MINUTES:

- The Board M/S/V to approve the minutes of January 25, 2010.

ANR PLANS:

- Brookline Street - Kaiser
The Board reviewed an ANR plan to carve out a lot for the structures at 65 BrooklineSt.
The Board M/S/V to endorse the ANR plan.

ACTION/DISCUSSION ITEMS:

- Review Proposed Wind Energy Bylaw & Schedule Hearing
The Board reviewed the proposed Wind Energy Conversion Facilities Bylaw with changes made based on discussions from the last meeting. All agreed the proposed bylaw should move forward for a public hearing and that the hearing should be held on March 8, 2010 with the WRPOD bylaw amendment hearing.
- Request for Minutes – Lowell Sun
After a brief discussion, Mr. Themelis made a motion to release the executive session minutes of January 11th. Mr. Marston seconded the motion and all voted ‘aye’.
- ZBA Application Comments – Maple St. Home Occupation Special Permit

The Board reviewed the application for a massage therapist business to be located in the home on Maple Street. The Board offered no comments on the application.

APPOINTMENTS/HEARINGS:

- **7:00pm Minor Site Plan Pre-application session – Patriot Pizza**
Bill Shultz, representing Patriot Pizza of Townsend, presented to the Board a preliminary plan for locating another business in the former Bank of America building on Main Street. He said the necessary work to convert the building to a food service business would be minimal. He said that the current counter area would be used for the kitchen area and bathrooms would be installed on the first floor. He said that there are currently no plans to utilize the drive-thru facility and there would be no outside seating. He stated that the owners of Patriot Pizza will be leasing the building with an option to buy. The Board agreed the application would be for a minor site plan review and recommended the application include all parking information, the enter/exit layout, snow storage areas, rubbish removal area, lighting, signs, and landscaping plans. Further the Board confirmed that the cost for the Minor Site Plan review would be whatever the costs are in effect at the time of application.
- **7:15pm Public Hearing – PB Rules & Regulations/Fee Schedule**
Mr. Cate opened the Public Hearing at 7:45pm. Mr. Themelis read the legal notice for the record. The Board reviewed the proposed Fee Schedule and found no need for any changes. The Board M/S/V to adopt the new Fee Schedule effective March 1, 2010. The Board reviewed the proposed rules and regulations. The Board agreed that a minor change to add wording to the beginning of the section on Site Plan Review to reference the previous sections 3 and 4 was appropriate. The Board also agreed that the changes to the language for the section regarding review fees was appropriate. The Board M/S/V to adopt the revised Planning Board Rules and Regulations for Special Permits and Site Plan Reviews effective March 1, 2010.

CORRESPONDENCE/OTHER:

Mail was reviewed without comments.

Mr. Themelis provided a certificate for his ethics training.

APPROVED:

Nicholas A. Cate

Mark F. Marston

Dennis A. Kane

Richard C. McHugh, Jr.

Stephen C. Themelis