



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 22, 2010

Town Hall

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

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

VOUCHERS:

- Payroll vouchers for weeks ending 2/27/10 and 3/6/10 were endorsed.

ACCEPTANCE OF MINUTES:

- The Board M/S/V to approve the minutes of February 8, 2010.

ANR PLANS:

- Nissitissit Lane/Pierce Street - West
The Board reviewed an ANR plan to carve out 3 lots for a Special Permit application for a common driveway. The Board M/S/V to endorse the ANR plan.

ACTION/DISCUSSION ITEMS:

- SP2007-11 Extension
Mr. Colangelo was present to review with the Board his request for an extension of his Special Permit for a multi-family development on Hollis Street. The Board had a brief discussion on the request. Mr. Cate made a motion to extend the Special Permit for one year from the original expiration date which will be March 24, 2011. Mr. Themelis seconded that motion and all members voted 'aye'.
- Change of March Meeting Schedule
The Board agreed to cancel the meeting scheduled for March 22 and meet instead on March 29.

- Schedule Hearing for SP2010-01
The Board agreed to schedule the public hearing for this application for March 29, 2010 at 7:15pm.
- Review of Goals and Objectives
The Board was informed of the possibility of obtaining some technical assistance funding from NMCOG to work on looking at some areas for re-zoning, specifically the areas of South Road near the Groton bridge, Hollis Street around the rotary area and on towards Conway, and Nashua Road in front of Lomar Park. The Board also stated they would like to look at the area at the airport and review the potentials. Additionally it was thought that some assistance could be used in preparing an implementation plan for the final years remaining of the Master Plan to address the goals of this plan. A letter will be sent to NMCOG requesting the funds and time.

APPOINTMENTS/HEARINGS:

- None

CORRESPONDENCE/OTHER:

Mail was reviewed without comments.

APPROVED:

Nicholas A. Cate

Mark F. Marston

Dennis A. Kane

Richard C. McHugh, Jr.

Stephen C. Themelis