



Town of Pepperell

Planning Board

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MINUTES

Monday, April 26, 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 7:09pm.

VOUCHERS:

- Payroll vouchers for weeks ending 5/1/10 and 5/8/10 were endorsed.

ACCEPTANCE OF MINUTES:

- The Board M/S/V to approve the minutes of April 12, 2010.

ANR PLANS:

- None

ACTION/DISCUSSION ITEMS:

- Review of Warrant Articles
The Board reviewed the Annual Town Meeting Warrant. It was questioned why the existing table of uses was not shown with regard to the kennels. It was explained that the petitioner had worded the article. Mr. Themelis confirmed that he would attend the Moderator's review meeting on the coming Thursday. Mr. McHugh stated he would also attend.

APPOINTMENTS/HEARINGS:

- **7:15pm – Public Hearing** – Zoning Bylaw Amendment – Section 10000. DEFINITIONS. FLOOD HAZARD AREAS.
Mr. Cate opened the Public Hearing at 7:24pm. Mr. Themelis read the public hearing legal notice for the record. Mr. Marston questioned why the wording was “revised June 4, 2010”. After a brief discussion, the members agreed this was inaccurate and the wording should be changed. The Board M/S/V to change the wording from “revised” to “revision effective”.
The Board M/S/V to close the public hearing at 7:32pm.
The Board M/S/V to proved a written recommendation to accept the Article for the change in Flood Hazard Definition to the Moderator.
- **7:30pm – Public Hearing** – SP2010-01 Application for Special Permit for Common

Driveway under Section 6200 of the Zoning Bylaw on property located at Nissitissit Lane and Pierce Street and shown on Assessors Map 11 as Lot 2. Applicant: H.E.S. Realty Trust, Harold West, Trustee, 64 Woods Court, Dunstable, MA 01827. Mr. Cate opened the continued public hearing at 7:37pm. Mr. Themelis read the request of the applicant to continue. The Board M/S/V to continue the Public Hearing to Monday, May 10, 2010, 7:30pm.

CORRESPONDENCE/OTHER:

Mail was reviewed.

The Board thanked Mr. Cate for his ten years of service. Some light refreshments were enjoyed after the closed of the meeting.

Without any further business the meeting was closed at 7:45pm.

APPROVED:

Dennis A. Kane

Mark F. Marston

Stephen C. Themelis

Richard C. McHugh, Jr.
