



# Town of Pepperell

## Planning Board

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### MINUTES

Monday, May 10, 2010

Town Hall

**Members Present:** Dennis Kane, Mark Marston, Rick McHugh, Matt Nesbit, Steve Themelis

**CALL TO ORDER:** Mr. Themelis called the meeting to order at 7:10pm.

### VOUCHERS:

- Payroll vouchers for weeks ending 5/15/10 and 5/22/10 were endorsed.

### ACCEPTANCE OF MINUTES:

- The Board M/S/V to approve the minutes of April 26, 2010.

### ANR PLANS:

- None

### ACTION/DISCUSSION ITEMS:

- Board Elections  
The Board began the meeting with nominations for officers of the Board. Mr. McHugh nominated and Dennis Kane seconded the motion for Mr. Themelis as Chairman and Mr. Marston as Clerk. Both votes were unanimous.  
Mr. Kane nominated Mr. Themelis to remain the NMCOG Representative and Mr. McHugh seconded. The vote was unanimous.
- Official Signatures for Registry & Land Court  
The Board members each signed a new letter to be sent to the Registry of Deeds and the Land Court for their official signatures to be on file.
- ZBA Application – 40 Lawrence Street  
The Board reviewed the application for replacing a house that burned with a larger one. They had no comments for the ZBA on this application.

### APPOINTMENTS/HEARINGS:

- **7:15pm – Public Hearing** – Scenic Road Hearing – Pepperell DPW – West Street  
Mr. Themelis opened the public hearing at 7:19pm and reviewed the hearing procedures. Mr. Marston read the legal notice for the record. Mr. Themelis stated the purpose of the

hearing. A request for presentation by the applicant was answered by Bob Lee, Town Engineer. He gave a brief summary of the work to be done along West Street under the supervision of Highway Superintendent, Peter Shattuck. He confirmed that the Conservation Commission had agreed no filing was necessary. He explained that a few areas were to be widened but not a significant amount. The work is to be completed by 2011.

Mr. Nesbit questioned if the homeowners are notified about the cutting down of trees. Mr. Lee stated that this process, the public hearing, is the notification process. He further stated that none of the trees to be removed were private trees that they are all small trees within the right of way.

The Board M/S/V to close the public hearing.

The Board M/S/V to issue a certificate allowing work on the Scenic Road, West Street. The members endorsed a written certificate.

- **7:20pm – Public Hearing** – SP2010-02 – Application for Special Permit & Site Plan Review for construction of a pump station on the property located at 112 Brookline Street, shown on Assessor’s Map 9 as Lot 3 in the Rural Residence Zoning District. Applicant: Pepperell DPW/Sewer, 1 Main Street, Pepperell, MA 01463.

Mr. Themelis opened the public hearing at 7:30pm and reviewed the hearing procedures. Mr. Marston read the legal notice for the record. Mr. Themelis stated the purpose of the hearing.

Mr. Lee offered a presentation of the new pump station to be constructed on Brookline Street for the sewer extension project. He began with a map of the project area. He then showed building plans and a site plan for the structure.

Mr. Lee confirmed that he had received a permit from the Conservation Commission for the project. He further stated he had received variances through the ZBA.

He stated the contractor bid selection had been made and the project would begin very soon.

He further emphasized that the location was an ideal spot for this pump station and that the property owner had been helpful in getting them the small parcel to use.

The Board M/S/V to waive all application fees.

The Board M/S/V to close the public hearing.

The Board M/S/V to endorse a decision granting the special permit and minor site plan review for the pump station on Brookline Street.

- **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. Themelis opened the continued public hearing at 7:45pm. Mr. Marston requested Mr. Lee, who was still present at the meeting to review his memo reviewing the revisions to the plans for the drainage on the common driveway. Mr. Lee read his memo for the Board in which he recommended the Board approve the drainage plans, request for revision to the O&M manual with regard to the infiltrators, increase the depth of cover over the pipes to meet standards, and confirm that they would comply with the EPA NPDES permitting requirements. He recommended these be made conditions of the decision and he would review a final plan prior to construction.

The Board M/S/V to close the public hearing.

**ADMINISTRATOR’S REPORT:**

The Administrator updated the Board on ongoing and new issues as outlined in the attached report.

**CORRESPONDENCE/OTHER:**

Mail was reviewed.

The Board welcomed Mr. Nesbit to the Board.

Without any further business the meeting was closed at 9:00pm.

**APPROVED:**

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Dennis A. Kane

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Mark F. Marston

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Richard C. McHugh, Jr.

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Matthew E. Nesbit

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Stephen C. Themelis