



# 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](mailto:planning@town.pepperell.ma.us)

### MINUTES

Monday, May 24, 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 7:07pm.

### VOUCHERS:

- Payroll vouchers for weeks ending 5/29/10, 6/5/10; & 6/12/10 were endorsed.
- Invoice from Rice Paving in the amount of \$14,700.00 for paving repairs at Julia Lane was endorsed.

### ACCEPTANCE OF MINUTES:

- The Board M/S/V to approve the minutes of May 10, 2010.

### ANR PLANS:

- Brookline Street – Dean  
Plan presented for subdivision of 133-135 Brookline Street to two separate lots was reviewed for accuracy. The Board M/S/V to endorse the plan with the addition of the statement “endorsement by the Planning Board does not constitute compliance with zoning regulations”.

### ACTION/DISCUSSION ITEMS:

- SP 2010-01 Decision  
The Board reviewed the written decision for SP2010-01, a common driveway off Nissitissit and Pierce. Mr. Themelis questioned if the request from Bob Lee regarding the additional information about infiltrators being added to the operation and maintenance manual was included in the decision anywhere. It was confirmed that one of the conditions required covering all drainage structures in the maintenance documents.  
Mr. McHugh mad a motion to approve the Special Permit and endorse the Decision for the common driveway to be known as “Sharon Lane” off Nissitissit and Pierce.  
Mr. Marston seconded the motion.  
All members voted “aye” with Mr. Nesbit abstaining as he did not participate in the hearing proceedings.

- Meeting Schedule

A meeting schedule was approved for June through December. No meetings are currently scheduled for July but if needed one can be posted.

- **ZBA Application – 32 Bancroft Street**  
The Board reviewed the application for a variance for deck construction. They had no comments for the ZBA on this application.
- **Annual Re-appointments**  
The Board was informed that the annual re-appointments by the Selectmen are coming up. A message was sent to current Associate Member Steven Brittain to confirm he still wishes to remain as such.

#### **APPOINTMENTS/HEARINGS:**

- **7:20pm – Permit Extension – SP 2007-05 – Access other than Lot Frontage**  
Jeff Chabot was present to request the Board extend the permit for access through 15 Wheeler Street to 11A Wheeler Street which is a lot he purchased from the former applicant for the permit. The Permit had not been recorded at the Registry and Mr. Chabot was unaware of this until last week. He received a three year extension on the order of conditions from Conservation on May 11, 2010.  
The Board agreed that the issuing of the extension by Conservation confirmed that construction had begun in their point of view.  
Mr. Chabot agreed to pay the filing fee for the Planning Board extension and to submit for a building permit for the property. He also agreed that he would record the special permit and the conservation extension at the registry.  
Mr. Marston made a motion to extend SP2007-05 to May 24, 2011. Mr. Kane seconded the motion. All members voting “aye”.  
A certificate of extension will be provided to Mr. Chabot upon payment of the filing fee.
- **7:15pm – Permit Extension – SP2008-01 – Multi-family Residential Development**  
Steven Gilbert had presented a letter to the Board on May 11, 2010 requesting an extension of his Special Permit for a multi-family residential development of ten units on Tucker Street. The Board agreed the request was reasonable.  
Mr. Marston made a motion to extend the special permit for one year to May 12, 2011. Mr. Nesbit seconded the motion. All members voting “aye”. A certificate of extension will be provided to Mr. Gilbert upon payment of the filing fee.

#### **ADMINISTRATOR’S REPORT:**

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

Mr. Themelis requested that the remaining areas being proposed for re-zoning be submitted to NMCOG. He reported that they are waiting for this additional information.

#### **CORRESPONDENCE/OTHER:**

Mail was not reviewed.

Without any further business the meeting was closed.

**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