



# Town of Pepperell

## Planning Board

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### MINUTES

Monday, June 28, 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 7:06pm.

### VOUCHERS:

- Payroll vouchers for weeks ending 6/30/10; 7/3/10; 7/10/10; 7/17/10; 7/24/10; 7/31/10; & 8/7/10 were signed by the Board.

### ACCEPTANCE OF MINUTES:

- The Board M/S/V to accept the minutes of the June 14, 2010 meeting.

### ANR PLANS:

- None

### ACTION/DISCUSSION ITEMS:

- Wind Bylaw Revisions  
Discussion on minor revisions to the draft Small Wind Energy Systems bylaw resulted in the following:  
Delete from Section 6310 the words “minimize impacts on scenic, natural and historic resources of the town.  
Reference to 60 kilowatts rated nameplate capacity in Section 6320 was thought to be somewhat undefined. It was suggested that information on examples of what 60 kilowatts could supply would be helpful information at the town meeting.  
Delete from Section 6340 the word “visual” after the word “adverse”.  
In Section 6343 change all reference to tower and use the word “structure” to include any additional areas of the bylaw where tower is used.  
Discussion on the length of time for temporary structures resulted in changing the time allowed to one year with possible extensions after that.  
Section 6361 the defining of the setbacks should be made clearer to specify that the setback equals the height of the structure plus five feet. Also remove reference to guy anchors.  
The Board members thanked Mr. Marston for his thorough review of the draft and offering the above recommendations. It was agreed to schedule a public hearing for the review of the revised bylaw on the first meeting in September which should be

September 13<sup>th</sup>.

- 40 Lawrence Street  
The Board reviewed a memo written stating the Planning Board had determined the property at 40 Lawrence Street pre-existed the zoning regulations for the WRPOD and they would not need to issue a permit for re-construction of the home destroyed by fire and agreed to forward the memo to the ZBA.
- Administrator Office Hours/ Payroll/ Appointment  
The Board M/S/V to re-appoint the Planning Administrator for the fiscal year to end June 30, 2011. The Administrator reported that due to the budget approved at Town Meeting and the increase in hourly wages due to the step increase the office hours would be changed to 8:00am to 3:30pm.
- Pepperell Veterinary Hospital Expansion  
The Board reviewed the Building Inspector's letter stating the Pepperell Veterinary Hospital would need to obtain a permit from the ZBA to expand the use and a minor site plan review from the Planning Board.
- Schedule Next Meeting  
The Board scheduled the next Planning Board meeting for August 9<sup>th</sup>. They requested John Moak be invited to the meeting to discuss economic development strategies.

**APPOINTMENTS/HEARINGS:**

- None

**ADMINISTRATOR'S REPORT:**

The following topics were reviewed with the Board as stated in the attached report.

- Economic Development Update
- Zoning Changes work with NMCOG
- 43D/Expedited Permitting Update
- Street Numbering Bylaw

**CORRESPONDENCE/OTHER:**

Correspondence was reviewed without comment.

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