



## Planning Board Meeting Agenda

Monday, January 4, 2016  
7:00 p.m., Town Hall, 1 Main Street

1. CALL TO ORDER
2. ACCEPTANCE OF MINUTES:
  - Minutes Of November 30, 2015
  - Minutes Of December 7, 2015
  - Minutes Of December 14, 2015
3. VOUCHERS:
4. PLAN ENDORSEMENT:
5. APPOINTMENTS:
  - 7:15 P.m.
  - A) - Continued Public Hearing - Application Of John Lorden, Jr., 447 Nashua Road, Groton, MA 01450 For Approval Of A Definitive Subdivision Plan Entitled "Bemis Estates, Definitive Subdivision Of Land In Pepperell, Mass." (14 Sheets) Dated March, 2002 By David E. Ross Associates, Inc., 111 Fitchburg Road, P.O. Box 368, Ayer, MA 01432 Showing 21 Proposed Lots On Approx. 47.10 Acres Located Between Bemis Rd. And Lawrence St. With The Property Identified On Assessor's Map 3 As Lots 25A, 26, 29 And 30. (The Applicant Has Requested That The Above Matter Be Continued Without Testimony To The Planning Board Meeting Of February 1, 2016)
  - B) - Public Hearing Scenic Road 15-1 - Application Of Harbor Classic Homes LLC, 47 Lawrence Street, Pepperell, MA 01463, To Allow The Removal Of Existing Vegetation And Portions Of An Existing Stone Wall To Construct A New Driveway Access On A Scenic Road, For A Vacant Lot To Be Known As 58 Bancroft Street, Identified On Assessor's Map 3 As Parcel 18, Pursuant To The Provisions Of Chapter 141-2 Of The Code Of The Town Of Pepperell.
  - C) - Public Hearing SP 2015-05 - Application Of Chris Boyce - 2 Deerfield Drive, Pepperell, MA 01463 For Approval Of An Amendment To Special Permit #SP93-2, Condition #6, To Allow A Reduction In Side Yard Setback From 15 Feet To 11 Feet 8 Inches For A Proposed Addition To A One Family Dwelling At 2 Deerfield Drive, Identified On Assessor's Map 11, As Lot 182, Located In A Recreation Residence Zoning District.
6. ACTION ITEMS:
  - Request For Minor Change To SP 2014-02 - 43 Nashua Road (Lomar Park) - Change In Manufacturer And Model Of Underground Drainage Infiltration Structures - LandTech

Consultants On Behalf Of KB Properties LLC.

- Request For An Extension Of Time To Implement Special Permit SP99-3 - 141-163 Nashua Road (Assessor's Map 6 Lot 20) - Massachusetts Composting Group, Inc.
- Open Meeting Law Complaint - Review Of Complaint Filed By Tim Doyle, 49 Hadley Road, Pepperell Regarding SP2015-04, The Application Of Albert W. Patenaude Jr., 12 Village Rd., Pepperell, MA 01463 For A Special Permit For Open Space Residential Development In Accordance With Sec. 7100 Of The Zoning Bylaw On Property Located At 68-72 And 76-78 Hollis Street.
- Reaffirmation Of Other Matters Conducted At The December 14, 2015 Meeting.

7. REPORTS/CORRESPONDENCE/DISCUSSION:

*(Matters may arise that the chair didn't reasonably anticipate)*

8. NEXT MEETING:

- Monday, February 1, 2016