

Town of Pepperell
Planning Board
1 Main Street
Pepperell, MA 01463
Phone: (978) 433-0336
E-mail: planning@town.pepperell.ma.us



Planning Board Members:
Albert Patenaude, Chair
David Ganong, Clerk
Casey Campetti, Member
Joan Ladik, Member
Vacant, Member
Tiffany James, Associate Member

Planning Board Meeting Agenda

Time: 6:00 PM

Date: January 17, 2023 (Tuesday)

Location: Town Hall, Conference Room A, 1 Main Street, Pepperell, MA 01463

Please join in person at the address listed above or virtually by GoTo Meeting

Details can be found at: <https://town.pepperell.ma.us/calendar.aspx>

All meeting materials can be found at: <https://town.pepperell.ma.us/362/Current-Applications-and-Decisions>

1. Call To Order

2. Consent Agenda:

- Acceptance of Meeting Minutes: December 5, 2022
- Acceptance of Meeting Minutes: December 19, 2022

3. 1-6 Scotch Pine Farm Way: Review of As-Builts (continuation from 12/19/22)

4. Public Hearing: 98 Park Street (Special Permit to allow a Two-Family Dwelling):

Request for a Planning Board Special Permit (No. PBSP-22-5) to allow a two-family residential dwelling.
Applicant is Homes by Jeff & Sons, Inc.

5. Review of Planning Board Member Applications

6. Public Hearing: Continuation: Regarding Adoption of Revised Planning Board Rules and Regulations:

In accordance with the provisions of MGL Ch. 40A, §9 and Ch. 41, §81Q, the adoption of revised Planning Board Rules and Regulations. The purpose of these rules is to provide reasonable rules and regulations relative to site plan and special permit reviews.

7. Planning Board Reorganization as it Pertains to Representatives for NMCOG and other Boards/ Committees

8. Reports/Correspondence/Discussion:

(Matters may arise that the Chair did not reasonably anticipate)

- a. Planning Department Updates
- b. Project Updates
- c. Zoning Revisions Working Group Updates

9. Future Meetings:

- a. January 23, 2023 (Joint Meeting with Select Board)
- b. February 6, 2023

10. Adjournment