

Town of Pepperell  
Zoning Board of Appeals  
1 Main Street  
Pepperell, MA 01463  
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E-mail: zba@town.pepperell.ma.us



**ZBA Members:**

Annette McLean, Chair  
Sean McCaffery, Clerk  
Vacancy, Member  
Heather Hampson, Assoc. Member  
Clifton James, Assoc. Member

**Zoning Board of Appeals  
Meeting Agenda**

**Time: 7:00p.m.**

**Date: February 15, 2023**

**Location: To be held remotely via GoTo**

**1. Call To Order**

**2. Acceptance of Minutes:**

- Review and/or Approve ZBA Draft Meeting Minutes of October 12, 2022

**3. 7:05P.M.: Public Hearing – 119 Lowell Road (Spencer) – ZBA-22-5 – Administrative Appeal:**

An application has been submitted by, Brian Spencer, requesting a Zoning Board of Appeals **ADMINISTRATIVE APPEAL**, under M.G.L. Ch. 40A, Section 8, and Section 9223 of the Town of Pepperell Zoning Bylaw, which if granted, would overturn the Building Permit issued by the Building Commissioner, dated October 14, 2022. The Applicant claims that the Building Commissioner erred in issuing a Building Permit, to the subject property owner, to allow an increase to the height of the existing garage; and rather should have determined that the subject property owner should have been required to request a Special Permit from the Zoning Board of Appeals. The subject property is located at 119 Lowell Road, Pepperell, MA, as shown on Tax Map 17 as Parcel 39-0. The public hearing will be held remotely on Wednesday, February 15, 2023 at 7:05P.M. Please see the Calendar on the Town of Pepperell Homepage (posted 48 hours prior to the Public Hearing) for information on how to access the meeting. To access the application and any submitted documents, please go to our online permitting system, OpenGov, <https://pepperellma.viewpointcloud.com/search> and search Record No. ZBA-22-5. All interested parties are invited to remotely attend the public hearing and provide oral and/or written comments to the Zoning Board of Appeals. Written comments should be submitted on or before February 6, 2023.

**4. Old & New Business: *(Matters that may arise that the Chair didn't reasonably anticipate)***

- Update on Zoning Revisions Working Group (ZRWG) by Sean McCaffery (ZBA representative to the ZRWG)
- Review ZBA 2022 Annual Report Draft
- Online Permitting System ViewPoint Cloud (OpenGov)

**5. Future Meeting(s):**

- TBD

**6. Adjournment:**