



Zoning Board of Appeals Meeting Agenda

Date: February 27, 2019

Time: 7:00P.M.

Location: Town Hall (Conference Room A)

HEARINGS:

1. 7:00P.M. - Public Hearing: 122-124 South Road (Harrison) - Variance (ZBA-2018-10):

An application has been submitted by John Harrison, Trustee, 122 South Road Realty Trust, requesting a Zoning Board of Appeals VARIANCE, under Sections 4140 and 9222 of the Town of Pepperell Zoning By-Law, which, if granted, would allow a Variance of 7.82 feet from the required frontage of 200 feet. The Applicant proposes to re-subdivide the existing two parcels, which contain a single-family home and two cabins to create Lot 1, which will contain the existing dwelling and meet all dimensional controls; and Lot 2 for removal of the cabins and construction of a new single family dwelling, which requires a 7.82 foot frontage Variance, but would otherwise conform to dimensional requirements. The subject property is located at 122-124 South Road, Pepperell, MA, as shown on Assessor's Map 37 as Parcels 28-0 and 29-0. A public hearing will be held on this matter at the Pepperell Town Hall, Conference Room A, on Wednesday, February 27, 2019 at 7:00P.M.

2. 7:30P.M. - Public Hearing: 44 Townsend Street (Covered Bridge Properties, LLC) - Special Permits (ZBA-2018-11):

An application has been submitted by Covered Bridge Properties, LLC, requesting Zoning Board of Appeals SPECIAL PERMITS, under Sections 3520, 3521, 3530, 9221, 9320 (and any other permit relief as may be required for the proposed project) of the Town of Pepperell Zoning By-Law, for extension of a non-conforming use and alteration or extension of a nonconforming structure, which, if granted, would allow extension of a pre-existing, non-conforming multi-family use and structure on the property, a building with 12 apartment units, by allowing for construction of two (2) additional structures each containing 12 units, for a total of 24 new units. The subject property is located at 44 Townsend Street, Pepperell, MA, as shown on Assessor's Map 20 as Parcel 64-0. A public hearing

will be held on this matter at the Pepperell Town Hall,
Conference Room A, on Wednesday, February 27, 2019 at
7:30P.M.

ACTION ITEMS:

1. Review and/or Approve ZBA Meeting Minutes of August 15, 2018
2. Review and/or Approve ZBA Meeting Minutes of October 24, 2018

OLD and NEW BUSINESS

- Miscellaneous Old and New Business
- *Other matters that may arise that the chair didn't reasonably anticipate.

Note: The above application(s) are available for review at the Town Clerk's office. Parties wishing to speak in favor of, or in opposition to, these proposals may do so in writing prior to the hearing or at the hearing in person or represented by an agent or attorney. Interested parties are encouraged to attend.