

Town of Pepperell
Zoning Board of Appeals
1 Main Street
Pepperell, MA 01463
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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: March 29, 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 February 15, 2023

3. 7:05P.M.: Public Hearing – 1 Reed Street (Worth) - ZBA-23-2 – Special Permit:

An application has been submitted by Evan Worth, requesting a Zoning Board of Appeals **SPECIAL PERMIT**, under Sections 9300, 9221 and 3400-3440 of the Town of Pepperell Zoning Bylaw, which if granted, would allow a new accessory apartment to be located above a two-car garage that is attached to the primary residential structure. Subject property is located at 1 Reed Street, Pepperell, MA, as shown on Tax Map 37 as Parcel 5-0. The public hearing will be held remotely on March 29, 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-23-2. 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 March 20, 2023.

4. 7:20P.M.: Public Hearing – 12 Independence Road (Ericson) - ZBA-23-3 – Special Permit:

An application has been submitted by Eleanor Ericson, requesting a Zoning Board of Appeals **SPECIAL PERMIT**, under Sections 9300, 9221 and 3400-3440 of the Town of Pepperell Zoning Bylaw, which if granted, would allow a new accessory apartment to be located above a two-car garage that is attached to the primary residential structure. Subject property is located at 12 Independence Road, Pepperell, MA, as shown on Tax Map 20 as Parcel 125-0. The public hearing will be held remotely on March 29, 2023, at 7:20P.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-23-3. 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 March 20, 2023.

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)
- Timeliness and Responses to Deadlines

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

- TBD

6. **Adjournment:**