



Zoning Board of Appeals Meeting Agenda

Time: 7:00P.M.

Date: June 15, 2022

Location: To be held remotely via GoTo

1. **Call To Order**

2. **Acceptance of Minutes:**

- Review and/or Approve ZBA Draft Meeting Minutes of May 18, 2022

3. **7:05P.M.: Public Hearing – 28 Bancroft Street (Hadley) – ZBA-2022-05:**

An application has been submitted by James M. Hadley, 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 an accessory apartment to be located above an attached 2-car garage. Subject property is located at 28 Bancroft Street, Pepperell, MA, as shown on Tax Map 37 as Parcel 39-0. A public hearing on this matter will be held remotely on June 15, 2022, at 7:05P.M. Please see the Calendar on the Town of Pepperell Homepage (posted 48 hours prior to the Public Hearing) for a link to access this remote meeting from your phone or computer. 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 June 8, 2022. The application may be reviewed on the Town's website at: <https://town.pepperell.ma.us/478/Public-Hearings-and-Decisions>

4. **7:20P.M.: Public Hearing – 222 South Road (Lynch) – ZBA-2022-04:**

An application has been submitted by John W. Lynch, 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 March 17, 2022 Decision of the Building Commissioner, in which he determined that the subject property is not a buildable lot. The subject property is located at 222 South Road, Pepperell, MA, as shown on Tax Map 32 as Parcel 31-0. A public hearing on this matter will be held remotely on June 15, 2022, at 7:20P.M. Please see the Calendar on the Town of Pepperell Homepage (posted 48 hours prior to the Public Hearing) for a link to access this remote meeting from your phone or computer. 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 June 8, 2022. The application may be reviewed on the Town's website at: <https://town.pepperell.ma.us/478/Public-Hearings-and-Decisions>

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

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

- July 13, 2022 – 7:00p.m.

7. **Adjournment**