



Planning Board Meeting Agenda

Time: 7:00 PM

Date: June 21, 2022

Location: To be held remotely via GoTo

1. **Call To Order**

2. **Consent Agenda:**

- a. Acceptance of Minutes from June 6, 2022 Meeting

3. **Plan Endorsement:**

- a. ANR – 96 Park Street (Homes by Jeff and Sons, Inc.)

4. **7:05 PM Public Continuation Hearing: 49-77 Brookline Street/Upswing Farm Special Permit-Scenic Road:**

In accordance with the provisions of MGL, Ch. 40, Section 15C and Chapter 141 of the Code of the Town of Pepperell, the Pepperell Planning Board will hold a public hearing on Monday, June 6, 2022 at 7:05PM, on an application for a Special Permit to allow removal of the stone wall along greenhouse field between 65 Brookline Street and 45 Brookline Street. The Applicant is Upswing Farm. The subject property is located at 49-77 Brookline Street, Pepperell, MA, as shown on Tax Map 9 as Parcel 179-0, located in the Rural Residence Zoning District.

5. **Action Items:**

- a. MPIT Budget Request from Climate Change Council
- b. Planning Board Reorganization (Selection of Chair and Clerk)
- c. Selection of Planning Board Representative to NMCOG

6. **Reports/Correspondence/Discussion:**

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

- a. Discussion on 40-R, Smart Growth Overlay District and Mixed-Use Overlay District
- b. Babin Landscaping Site Plan Discussion
- c. Staff Updates

7. Future Meetings:

- a. July 5, 2022 (Tuesday)
- b. July 18, 2022

8. Adjournment