



Planning Board Meeting Agenda

Time: 7:00 PM

Date: July 27, 2022 (Wednesday)

Location: Town Hall, Conference Room A, 1 Main Street, Pepperell, MA 01463

Please join in person at the address listed above or virtually by GoTo Meeting

Details can be found at: <https://town.pepperell.ma.us/calendar.aspx?CID=14,24>,

1. **Call To Order**
2. **7:05P.M.: Public Continuation Hearing: Consider a Proposed 40R Smart Growth Zoning District and the Submission of an Application for Preliminary Determination of Eligibility for 40R Zoning:**

Pursuant to Chapter 40R of the Massachusetts General Laws, and the associated regulations, specifically 760 CMR 59.05(1), the Planning Board will hold a public hearing on Thursday, July 21, 2022 at 7:00 PM to consider a proposed Smart Growth Zoning District and to consider the Board's submission of an Application for Preliminary Determination of Eligibility for 40R Zoning to the Massachusetts Department of Housing and Community Development. The proponent of this district is the Town of Pepperell. The properties to be affected by the creation of this District is comprised of properties at: 59 Groton Street (Assessor's ID 26-71-0), 1 Hotel Place (Assessor's ID 26-93-0), 3 Hotel Place (Assessor's ID 26-96-0), 4 Hotel Place (Assessor's ID 26-97-0), 4A Hotel Place (Assessor's ID 26-106-0), 5 Hotel Place (Assessor's ID 26-95-0), 6 Hotel Place (Assessor's ID 26-90-0), 59 Leighton Street (Assessor's ID 29-158-1), 59A Leighton Street (Assessor's ID 29-187-0), 41A Lowell Road (31-18-0), 37 Nashua Road (Assessor's ID 25-22-1), 45 Main Street (Assessor's ID 23-147-0), 45A Main Street (20-48-0), 5 River Road (Assessor's Parcel ID 23-150-0), 23 Mill St (Assessor's ID 26-206-0), and 128 Main Street (Assessor's ID 26-32-0). 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. A copy of the draft application, plans, and other materials are available for review at the Town Clerk's office or the Planning Board Office at Town Hall, 1 Main Street, Pepperell, MA during normal business hours or on the website at <https://town.pepperell.ma.us/424/Zoning-Articles>. Persons unable to attend may submit comments in writing to the Pepperell Planning Board by Friday, July 15, 2022.

Please note that public comment will be taken at the continuation hearing, however, the chat feature of GoToMeeting will not be utilized for discussion.

3. **Reports/Correspondence/Discussion:**
(Matters may arise that the Chair did not reasonably anticipate)
 - a. Staff Updates
4. **Future Meetings:**
 - a. August 1, 2022
 - b. August 15, 2022
5. **Adjournment**