

Town of Pepperell
Planning Board
1 Main Street
Pepperell, MA 01463
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Planning Board Members:
Albert Patenaude, Chair
David Ganong, Clerk
Casey Campetti, Member
Joyce Morrow, Member
Joan Ladik, Member
Tiffany James, Associate Member

Planning Board Meeting Agenda

Time: 6:00 PM

Date: August 15, 2022

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>

All meeting materials can be found at: <https://town.pepperell.ma.us/362/Current-Applications-and-Decisions>

1. **Call To Order**

2. **Consent Agenda:**

a. Acceptance of Meeting Minutes from the following dates:

- July 18, 2022
- July 21, 2022
- July 27, 2022
- August 1, 2022

3. **6:05 p.m. Public Hearing – Major Site Plan Review – 81 Main Street (Parcel ID 23-172-0)**

Major Site Plan Review for the razing of an existing single-family dwelling, to be replaced with an 1,856 square foot building to be used as a pizza restaurant with more than 6 parking spaces. Applicant is Marcio and Marli Machado; owner is Pizza Pizzazz, Inc.

4. **Presentation by Jeff Owen (NMCOG) regarding draft revisions to Planning Board Subdivision Rules and Regulations**

5. **7:00 p.m. Joint Meeting with Affordable Housing Committee: Discussion of 40R/SGOD Proposal**

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

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

- a. Planning Updates
- b. Town Meeting

7. **Future Meetings:**

- a. September 6, 2022 (Tuesday)
- b. September 19, 2022

8. **Adjournment**