



Zoning Board of Appeals Meeting Agenda

Date: September 25, 2019

Time: 7:00P.M.

Location: Town Hall (Conference Room A)

HEARINGS:

**1. 7:00P.M. - Public Hearing - 38 Oakland Road (Cormier) -
Special Permit (ZBA-2019-04):**

An application has been submitted by Maurice R. and Debra A. Cormier, requesting a Zoning Board of Appeals SPECIAL PERMIT, under Sections 9300, 9220, 9221 and 3400-3440 of the Town of Pepperell Zoning By-Law, which if granted, would allow an accessory apartment within an existing dwelling. Subject property is located at 38 Oakland Road, Pepperell, MA, as shown on Assessor's Map 29 as Parcel 86-0. A public hearing will be held on this matter at the Pepperell Town Hall, Conference Room A, on Wednesday, September 25, 2019 at 7:00P.M.

**2. 7:15P.M. - Public Hearing - 3 Laurel Street (Vasapolli) - Variance
(ZBA-2019-05):**

An application has been submitted by Mark A. and Susan R. Vasapolli, requesting a Zoning Board of Appeals VARIANCE, under Sections 9200 and 9222 of the Town of Pepperell Zoning By-Law, which, if granted, would allow a Variance of 8-feet from the side yard setback requirement of 15-feet (as applicable under Section 3550), to allow for the installation of an in-ground swimming pool. Subject property is located at 3 Laurel Street, Pepperell, MA, as shown on Assessor's Map 14 as Parcel 155-0. A public hearing will be held on this matter at the Pepperell Town Hall, Conference Room A, on Wednesday, September 25, 2019 at 7:15P.M.

**3. 7:30P.M. - Public Hearing - 15 Tucker Avenue (Hills Brothers
Construction Co., Inc.) - Special Permit (ZBA-2019-06):**

An application has been submitted by Hills Brothers Construction Co., Inc., requesting a Zoning Board of Appeals SPECIAL PERMIT, under Sections 9221 and 3530 of the Town

of Pepperell Zoning By-Law, which, if granted, would allow the alteration or change of a non-conforming structure. The Applicant is seeking approval to construct a two-family dwelling in the vicinity of the existing dwelling, a mobile home, which will be removed. The proposed building will be in conformance with the setback requirements in effect when the existing dwelling was placed on the site. As the lot is non-conforming due to lot area, a Zoning Board of Appeals Special Permit is required. Subject property is located at 15 Tucker Avenue, Pepperell, MA, as shown on Assessor's Map 22 as Parcel 83-0. A public hearing will be held on this matter at the Pepperell Town Hall, Conference Room A, on Wednesday, September 25, 2019 at 7:30P.M.

ACTION ITEMS:

1. Review and/or vote to approve the ZBA Meeting Minutes of July 31, 2019

OLD and NEW BUSINESS

- Miscellaneous Old and New Business
- *Other matters that may arise that the chair didn't reasonably anticipate.

Note: The above application(s) are available for review at the Town Clerk's office. Parties wishing to speak in favor of, or in opposition to, these proposals may do so in writing prior to the hearing or at the hearing in person or represented by an agent or attorney. Interested parties are encouraged to attend.