



Zoning Board of Appeals Meeting Agenda

Time: 7:00P.M.

Date: May 18, 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 April 13, 2022

3. 7:05P.M.: Public Hearing – 96 Park Street (Homes by Jeff & Sons) – ZBA-2022-3:

An application has been submitted by Homes by Jeff & Sons, Inc., requesting three (3) Zoning Board of Appeals **VARIANCES**, under M.G.L. Ch. 40A, Section 11, and Sections 9222, 4140 and 7521 of the Town of Pepperell Zoning Bylaw, which if granted, would allow the creation of three building lots having less than the required land area as follows: Proposed Lot 1 to contain 119,650 square feet where 167,120 square feet is required; Proposed Lot 2 to contain 52,189 square feet, where 80,000 square feet is required; Proposed Lot 3 to contain 113,521 square feet, where 167,120 square feet is required. The subject property is located at 96 Park Street, Pepperell, MA, as shown on Tax Map 9 as Parcel 134-0, in the Rural Residence District. A public hearing on this matter will be held remotely on May 18, 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 May 11, 2022. The application may be reviewed on the Town's website at: <https://town.pepperell.ma.us/478/Public-Hearings-and-Decisions>

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

5. Future Meeting(s):

- June 15, 2022 – 7:00p.m.

6. Adjournment