



## Zoning Board of Appeals Meeting Agenda

Date: November 3, 2021

Time: 7:00p.m.

Location: To Be Held Remotely via GoToMeeting

### ACTION ITEMS:

1. Reorganization of Board
2. Review and/or Approve ZBA Draft Open Session Meeting Minutes of May 27, 2021
3. Review and/or Approve ZBA Draft Meeting Minutes of July 1, 2021
4. 5 Tucker Avenue (Tully Homes LLC) - Minor Revision Determination

### HEARINGS:

1. 7:00P.M. - Public Hearing - 24 Crawford Way (Thomas) - Special Permit (ZBA-2021-04)

An application has been submitted by Matthew David Thomas and Heather Ann Thomas, requesting a Zoning Board of Appeals SPECIAL PERMIT, under Sections 9300, 9221 and 3400-3440 of the Town of Pepperell Zoning Bylaw, which if granted, would allow a new accessory apartment to be located in the principal residential structure. Subject property is located at 24 Crawford Way, Pepperell, MA, as shown on Assessor's Map 31 as Parcel 44-15. A public hearing will be held on this matter on November 3, 2021, at 7:00P.M. The public hearing will be held remotely, the link for the meeting is: <https://global.gotomeeting.com/join/731930533> or by dial in, +1 (312) 757-3121. The access code for the meeting is: 731-930-533. 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 October 27, 2021. The application may be reviewed on the Town's website at:

**2. 7:20P.M. - Public Hearing - 4 Mason Street (Clark's Retirement Park LLC - Variances (ZBA-2021-05))**

An application has been submitted by Clark's Retirement Park, LLC, requesting 8 (eight) VARIANCES, under Sections 9222, 4140, 4230 and 4234 of the Town of Pepperell Zoning Bylaw to allow the following: In reference to "Lot 1" (single-family house lot), the Applicant requests the following: to allow a lot area of 60,293 sq. ft. instead of the required 80,000 sq. ft.; the dwelling to have a rear yard setback of 46 ft. instead of the required 60 ft.; the "shed behind barn" to have a rear-yard setback of 37 ft. instead of the required 60 ft.; the "shed by pool" to have a rear-yard setback of 43 ft. instead of the required 60 ft.; and the "barn" to have a rear yard setback of 59 ft. instead of the required 60 ft. In reference to "Lot 2" (mobile home park), the Applicant requests the following: to allow a lot shape factor of 0.31 instead of the required 0.40; a mobile home to have a side yard setback of 21 ft. instead of the required 25 ft.; and a shed to have a side-yard setback of 3 ft. instead of the required 25 ft.

The Applicant desires to separate the existing single-family dwelling and accessory structures, owned and occupied by the Applicant, from the retirement mobile home park, also owned by the Applicant. Subject property is located at 4 Mason Street, Pepperell, MA, as shown on Assessor's Map 20 as Parcel 100-0. A public hearing will be held on this matter on November 3, 2021, at 7:20P.M. The public hearing will be held remotely, the link for the meeting is:

<https://global.gotomeeting.com/join/731930533> or by dial in, +1 (312) 757-3121. The access code for the meeting is: 731-930-533. 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 October 27, 2021. The application may be reviewed on the Town's website at:

[https://town.pepperell.ma.us/478/Public-Hearings-and-  
Decisions](https://town.pepperell.ma.us/478/Public-Hearings-and-Decisions)

## OLD and NEW BUSINESS

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

## EXECUTIVE SESSION:

- 1. Executive Session pursuant to M.G.L., Chapter 30A, Section 21, Subsection 7: To comply with, or act under the authority of, any general or special law - review of executive session minutes**

**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.