



Town of Pepperell
BOARD OF APPEALS
One Main Street
Pepperell, Massachusetts 01463
(978) 433-0333

Zoning Board of Appeals Remote Meeting Minutes of March 16, 2022*

**This meeting was recorded for future cablecast by Pepperell Community Media*

**This meeting was held remotely via GoToMeeting*

Present: Annette McLean (Chair), Alan Leao, Jr. (Clerk) and Heather Hampson. Also present, Cheryl Lutzka (ZBA Assistant)

Attendees: Gerald Couper (Pepperell Community Media), Jerry Mazzola, Jim Lewis

7:01P.M. Annette McLean, Acting Chair, opened the meeting, and introduced the Board Members and Staff to the audience and provided an explanation of the remote meeting and hearing process to those in attendance.

HEARING:

7:00P.M.: Public Hearing – 190-192 Brookline Street (Glenn) – ZBA-2022-01:

An application has been submitted by Thomas and Starr O. Glenn, 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 an accessory apartment to be located above an attached 2-car garage. Subject property is located at 192-190 Brookline Street, Pepperell, MA, as shown on Tax Map 3 as Parcel 9-0. A public hearing on this matter will be held remotely on March 16, 2022, at 7:00P.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 March 9, 2022. The application may be reviewed on the Town's website at:

<https://town.pepperell.ma.us/478/Public-Hearings-and-Decisions>

Ms. Lutcza addressed the Board and said that she had received a telephone call earlier today from the Applicants' son, Bill Glenn, and he stated that his parents were not able to be present during the remote public hearing and that their contractor, Jerry Mazzola of Jerry Mazzola, LLC, Acton, MA, would be addressing the Board on the Applicants' behalf at this evening's hearing.

Mr. Leao read the Notice of Public Hearing into the record.

Applicants, Thomas and Starr O. Glenn, were not present at the remote public hearing. Jerry Mazzola, of Jerry Mazzola, LLC, Acton, MA was present at the remote public hearing and addressed the Board on the Applicants' behalf. One abutter was present. One member of the public was present.

The Applicants had previously submitted certified check payments for the following fees associated with the ZBA Application:

- Postage Fee of \$35.52 (payable to the Town of Pepperell)
- Legal Advertising Fee of \$279.84 (payable to the Nashoba Valley Voice)

Mr. Leao read the Notice of Public Hearing into the record.

Ms. McLean invited Mr. Mazzola to address the Board, on the Applicants' behalf.

The Applicants' representative, Jerry Mazzola, addressed the Board and provided an overview/summary of the application and plans. He stated that the Applicants' currently have a log- cabin residence and 3-car garage located on the site. The Applicants' proposal is to construct a two-car garage, which will be attached to the primary residence via a 6-foot by 9-foot breezeway, which will also be log-style. The proposed accessory apartment will be located above the attached, two-car garage. There will be a separate, private septic system (that was approved last year) for the accessory apartment and this separate system will not be connected to the septic system that services the main house.

Ms. McLean asked if the Board Members had any questions for the Applicant. None.

Mr. Leao read the response memos from the following Town Boards/Departments into the record:

- Building Commissioner
- DPW Director
- Board of Health
- Fire Department
- Treasurer-Collector

Ms. McLean noted that the Board did not receive a response memo from the Conservation Commission. Discussion ensued.

Ms. McLean asked if the Board Members had any comments or questions for Mr. Mazzola. None.

Ms. McLean said that the initial plan submitted with the application did not clearly show the potential 9-foot breezeway, and the applicant submitted a revised plan depicting the proposed 9-foot breezeway. Ms. McLean noted that there was plenty of parking available.

Ms. Hampson said that she noted that there was plenty of parking as well.

Ms. McLean asked if there were any public comments. None.

Ms. McLean asked for a motion to close the public comment portion of the hearing. So moved by Mr. Leao, seconded by Ms. Hampson. All in favor.

Board entered into discussion and deliberation in relation to the requested relief.

Mr. Leao said everything looked good for him.

Ms. Hampson said that the application meets all of the criteria in the Town of Pepperell Zoning Bylaw that pertains to accessory apartments and special permits. Ms. McLean agreed.

Ms. McLean asked for a motion on the relief requested. Ms. Hampson made a motion to grant the requested relief, a **SPECIAL PERMIT**, under Sections 9300, 9221 and 3400-3440 of the Town of Pepperell Zoning Bylaw, to allow an accessory apartment to be located above an attached 2-car garage. Subject property is located at 192-190 Brookline Street, Pepperell, MA, as shown on Tax Map 3 as Parcel 9-0. Seconded by Mr. Leao. All in favor.

Roll Call Vote taken as follows:

Mr. Leao: Aye
Ms. Hampson: Aye
Ms. McLean: Aye

Ms. McLean read the following into the record, that the Board found:

- The requested relief meets the requirements of the Special Permit section in the Town of Pepperell Zoning Bylaw and is not more substantially detrimental to the neighborhood than the existing conditions.
- One of the two dwellings will be occupied by the owner of the property, per signed Affidavit of Owner Occupancy that was submitted with the application.

- There is only one accessory apartment that will be established on the lot, and it will be less than 800-square feet per the plan submitted with the application.
- The external appearance of the structure and accessory apartment will not be significantly different than that of the single-family dwelling already in existence.
- The certified plot plan submitted shows parking and a shared driveway (190-192 Brookline St.).
- The proposal meets all the requirements of Town of Pepperell Bylaw Sections 9320, 9321, 9322, 9323, 9324, 9325 and 9326.
- No issue with traffic flow, plenty of parking.
- Will not change neighborhood character or social structures.
- Any impacts to the environment would be addressed by the Conservation Commission, if applicable.

Ms. McLean said that the findings and conditions will be documented in the Special Permit Decision.

Ms. McLean asked for a motion to close the public hearing. So moved by Ms. Hampson, seconded by Mr. Leao. All in favor.

Action Items:

- **Review and/or Approve ZBA Draft Meeting Minutes of February 2, 2022:**

Ms. McLean asked for a motion to accept the meeting minutes of February 2, 2022, as presented. So moved by Ms. Hampson, seconded by Mr. Leao. All in favor.

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

- None

Future Meeting Date:

- April 13, 2022

Adjournment:

Ms. McLean asked for a motion to adjourn the meeting. So moved by Ms. Hampson, seconded by Mr. Leao. All in favor. Meeting adjourned at: 7:53p.m.

These Zoning Board of Appeals Meeting Minutes of March 16, 2022 were accepted/approved by the Board at their meeting on April 13, 2022.

Respectfully submitted by:

**Cheryl Lutcza,
Assistant to the Zoning Board of Appeals**

cc: Town Clerk
Agenda Center
Inspector of Buildings
ZBA Members (via email)
ZBA Application File: (ZBA-2022-01): 190-192 Brookline Street (Glenn)
ZBA Minutes file