



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

Zoning Board of Appeals Remote Meeting Minutes of April 13, 2022*

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

**This meeting was held remotely via GoTo*

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

Attendees: Pepperell Community Media, Attorney Paul Alphen (representing Dee Bus Services) and SPC Luis Agrela

7:10P.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.

7:16P.M.: Public Hearing – 8-16 South Road (Dee Bus Services, Inc.) – ZBA-2022-02:

An application has been submitted by Dee Bus Services, Inc., requesting a Zoning Board of Appeals ADMINISTRATIVE APPEAL, under M.G.L. Ch. 40A, Section 8, and Section 9223 of the Town of Pepperell Zoning Bylaw, which if granted, would overturn the January 14, 2022 Decision of the Building Commissioner that a bus storage yard is not an allowed use in a residential district. Subject property is located at 8-16 South Road, Pepperell, MA, as shown on Tax Map 40 as Parcel 47-0. A public hearing on this matter will be held remotely on April 13, 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 April 6, 2022. The application may be reviewed on the Town's website at: <https://town.pepperell.ma.us/478/Public-Hearings-and-Decisions>

Ms. McLean announced that the Applicant has submitted a written request to withdraw their application without prejudice, and the Board will not be taking any comment on the application.

Ms. McLean read the Notice of Public Hearing into the record.

Ms. McLean read the Applicant's withdrawal request into the record.

Ms. McLean asked for a motion to accept the Applicant's request to withdraw the application without prejudice. Mr. Leao made a motion to accept the applicant's request to withdraw the application without prejudice, seconded by Ms. Hampson. All in favor. None opposed.

Roll Call Vote taken as follows:

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

Ms. McLean asked for a motion to close the public hearing. So moved by Ms. Hampson, seconded by Mr. Leao. All in favor. None opposed.

Action Items:

- **Review and/or Approve ZBA Draft Meeting Minutes of March 16, 2022:**

Ms. McLean asked for a motion to approve the meeting minutes of March 16, 2022, as submitted. So moved by Ms. Hampson, seconded by Mr. Leao. All in favor. None opposed.

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

- None

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: 7:21p.m.

These Zoning Board of Appeals Meeting Minutes of April 13, 2022 were accepted/approved by the Board at their meeting on May 18, 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-2022-02): 8-16 South Road (Dee Bus Services, Inc.)
ZBA Minutes file