



Town of Pepperell

Planning Board

1 Main Street

Pepperell, MA 01463

978-433-0336 Phone

planning@town.pepperell.ma.us

Planning Board Report & Recommendation to Town Meeting on Article 21 Adaptive Reuse of Significant Structures

This report and recommendation to Town Meeting is required by State Zoning law. In order to comply with the provisions of Massachusetts General Laws, Chapter 40, Section 5, the Pepperell Planning Board conducted a Public Hearing to amend the zoning bylaw so as to include Section 8900, Adaptive Reuse of Significant Structures. The hearing was opened on Monday, April 4, 2022, and closed on Tuesday, April 19, 2022.

The proposed zoning bylaw amendment provides the opportunity for the reuse of buildings for which the original use is no longer economically viable. Adaptive reuse can be applied to two categories of significant structures throughout Town; municipal structures and community-type uses limited to houses of worship, convents, schools, rectories, parsonages, parish halls, and benevolent or fraternal society lodges. These types of structures tend to be large and can be difficult to convert to new uses, making them particularly vulnerable to neglect and demolition. Any proposed project would require a Special Permit from the Planning Board and a recommendation from the Historical Commission. The goal of these requirements is to assure that new uses are compatible with nearby existing uses and provide guidelines that encourage the preservation of character-defining features and materials. The purpose of the article is to promote adaptive reuse as part of a broader goal of historic preservation, economic development, housing production, and environmental sustainability.

The Planning Board deliberated on the proposed bylaw amendment at the April 4, 2022 and April 19, 2022 Planning Board Meetings. On the motion of Mr. Patenaude and seconded by Mr. Walkovich, **the Planning Board voted 4-1 (Al Patenaude in opposition) to recommend APPROVAL of Article 21 as proposed.**