



Town of Pepperell

Planning Office

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MEMORANDUM

By: Jennifer Gingras, Town Planner
To: Casey Campetti, Planning Board Chair
CC: Planning Board Members
Date: May 12, 2022
RE: May 16, 2022 Planning Board Meeting

ACTION ITEM:

Adoption of Ch. 44, Section 53G ½ Regulations:

Description: Town Counsel has advised that the Planning Board needs to adopt the statutory provision, MGL, Ch. 44, §53G ½. These regulations would apply to special permits and other approvals by the Planning Board. The purpose is to provide a mechanism for the Planning Board to receive, administer, and expend financial security posted by applicants in connection with applications if the Planning Board determines that performance of an obligation under such approval should be secured by the deposit of financial security.

REPORTS/CORRESPONDENCE/DISCUSSION:

Discussion of Smart Growth Overlay District (Ch. 40R) Analysis

Chris Hayes with NMCOG will be making a presentation to the Planning Board regarding the options for a potential Smart Growth Overlay District (40R). Chris will be looking for feedback from the Planning Board on which scenario (overlay area) the Board is interested in. Once we know which scenario to proceed with, we will continue with working on a presentation for a formal Planning Board hearing, to be scheduled at a June 2022 meeting date. We are required to submit a preliminary plan to DHCD no later than the end of July 2022 in order to meet the mandatory deadlines for Fall Town Meeting 2022.

Discussion of Planning Board Subdivision Rules and Special Permit Rules

At the last Planning Board meeting on May 2, 2022, the Board was asked to review the existing Planning Board Subdivision Rules and Special Permit Rules and Regulations in order to provide comments to Jeff Owen/NMCOG. All other Departments, Boards, Committees, provide any comments or requests to the attention of the Town Planner, no later than May 20, 2022. The original request was sent to all Department Heads and Chairs on March 28, 2022. As of today (May 12, 2022), no comments have been received.

Reorganization of Master Plan Implementation Team

Discussion regarding membership of the MPIT.

Staff Updates:

The Planning Office has continued it's work on multiple zoning initiatives, detailed below.

Mixed Use Overlay District (MUOD): The next MUOD Working Group meeting is scheduled for May 25, 2022. Any comments or suggested revisions to the MUOD article have been forwarded to the consultant. Comments were received from the Conservation Commission, Deb Fountain (Invasive and Native Plant Advisory Committee), the Climate Change Council, and Ken Kalinowski (DPW Director).

Grant Updates: no updates at this time.