



Zoning Board of Appeals Meeting Agenda

Date: May 27, 2021 (Thursday)

Time: 6:30PM

Location: To be held Remotely via GoToMeeting

Agenda Packet May 27, 2021

Documents:

[LEGAL NOTICE FOR 35 MOUNT LEBANON ST \(ARCHAMBAULT\)-
FINAL.PDF](#)

[RESPONSE MEMOS TO ZBA FOR 35 MOUNT LEBANON STREET
\(ARCHAMBAULT\).PDF](#)

[ZBA DRAFT UNAPPROVED MINUTES OF OCTOBER 7, 2020.PDF](#)

[ZBA DRAFT UNAPPROVED MINUTES OF DECEMBER 9, 2020.PDF](#)

EXECUTIVE SESSION:

1. 6:30PM - Executive Session

Executive Session pursuant to M.G.L., Chapter 30A, Section 21, Subsection 3 (litigation) regarding Board of Selectmen v. Zoning Board of Appeals et al., Land Court Case No. 19 MISC 000081 and Brown v. Zoning Board of Appeals et al., Land Court Case No. 19 MISC 000086, if the Chair declares that an open meeting may have a detrimental effect on the litigating position of the Zoning Board of Appeals.

HEARINGS:

1. 7:00P.M. - Public Hearing - 35 Mount Lebanon Street (Archambault) - Variance and Special Permit (ZBA-2021-01)

An application has been submitted by Lynne E. Archambault, requesting a Zoning Board of Appeals **SPECIAL PERMIT**, under Sections 3400, 3431-3435 and 9300 of the Town of Pepperell Zoning Bylaw, to allow a new accessory apartment, and a **VARIANCE**, from Section 3433 of the Town of Pepperell Zoning

Bylaw, to locate the proposed accessory apartment outside the principal residential structure, as an addition to be newly constructed and attached to an existing detached garage. Subject property is located at 35 Mount Lebanon Street, Pepperell, MA, as shown on Assessor's Tax Map 33 as Parcel 56-0 in the Town Residential District. A public hearing will be held on this matter on Thursday, May 27, 2021 at 7:00p.m. The public hearing will be held remotely, the link for the meeting is: <HTTPS://GLOBAL.GOTOMEETING.COM/JOIN/544086749> or by dial in, +1 (872) 240-3212. The access code for the meeting is: 544-086-749. 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 May 20, 2021. The application may be reviewed on the Town's website at: <HTTPS://TOWN.PEPPERELL.MA.US/478/PUBLIC-HEARINGS-AND-DECISIONS>

ACTION ITEMS:

1. Review and/or Approve ZBA Meeting Minutes of October 7, 2020
2. Review and/or Approve ZBA Meeting Minutes of December 9, 2020

OLD and NEW BUSINESS

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

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.