



## Zoning Board of Appeals Meeting Agenda

Date: July 1, 2021 (Thursday)

Time: 7:00PM

Location: To be held Remotely via GoToMeeting

### Agenda Packet July 1, 2021

#### Documents:

ZBA DRAFT UNAPPROVED (OPEN SESSION) MINUTES OF MAY 27, 2021.PDF

ZBA-2021-02-5 TUCKER AVENUE (TULLY HOMES LLC)-RESPONSE MEMO TO ZBA-FINAL AS OF JUNE 22 2021.PDF

ZBA-2021-03-46 MAIN STREET (KAKAIRA)-RESPONSE MEMO TO ZBA-FINAL AS OF JUNE 22 2021.PDF

#### ACTION ITEMS:

1. Reorganization of Board
2. Review and/or Approve ZBA Meeting Minutes of May 27, 2021 (Open Session Only)

#### HEARINGS:

1. 7:00PM - Public Hearing - 5 Tucker Avenue (Tully Homes LLC) - Special Permit (ZBA-2021-02)

An application has been submitted by Tully Homes LLC, requesting a Zoning Board of Appeals **SPECIAL PERMIT**, under Sections 9221, 3530 and 9300 of the Town of Pepperell Zoning By-Law, which, if granted, would allow the alteration or change of a non-conforming structure. The Applicant is seeking approval to construct a single-family dwelling in the vicinity of the existing dwelling, a mobile home, which will be removed.

The proposed building will be in conformance with the setback requirements in effect when the existing dwelling was placed on the site. As the lot is non-conforming due to lot area, a Zoning Board of Appeals Special Permit is required. Subject property is located at 5 Tucker Avenue, Pepperell, MA, as shown on

Assessor's Map 23 as Parcel 5-0. A public hearing will be held on this matter on Thursday, July 1, 2021 at 7:00P.M. All interested parties are invited to 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 June 21, 2021. The application may be reviewed at the Town's website at: <HTTPS://TOWN.PEPPERELL.MA.US/478/PUBLIC-HEARINGS-AND-DECISIONS> The COVID-19 State of Emergency is set to expire on June 15, 2021, but legislation is pending which would allow for continued use of remote public meetings/hearings. Details of whether this meeting will be held in-person or remotely, including access information for a remote meeting, will be available on the Town website, Calendar section, 48 hours prior to the date of the meeting at: <https://www.town.pepperell.ma.us/>

## 2. 7:20PM - Public Hearing - 46 Main Street (Kakaira) - Special Permit (ZBA-2021-03)

An application has been submitted by Stephen and Judith Kakaira, requesting a Zoning Board of Appeals **SPECIAL PERMIT**, under Sections 9300, 9220, 9221 and 3400-3440 of the Town of Pepperell Zoning By-Law, which if granted, would allow an accessory apartment within an existing dwelling.

Subject property is located at 46 Main Street, Pepperell, MA, as shown on Assessor's Map 23 as Parcel 82-0. A public hearing will be held on this matter on Thursday, July 1, 2021 at 7:20P.M. All interested parties are invited to 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 June 21, 2021. The application may be reviewed at the Town's website at: <HTTPS://TOWN.PEPPERELL.MA.US/478/PUBLIC-HEARINGS-AND-DECISIONS> The COVID-19 State of Emergency is set to expire on June 15, 2021, but legislation is pending which would allow for continued use of remote public meetings/hearings. Details of whether this meeting will be held in-person or remotely, including access information for a remote meeting, will be available on the Town website, Calendar section, 48 hours prior to the date of the meeting at: <https://www.town.pepperell.ma.us/>

## 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, or on the Town website at <https://town.pepperell.ma.us/478/Public-Hearings-and-Decisions> Parties wishing to

speaking 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.