

Town of Pepperell
Zoning Board of Appeals
1 Main Street
Pepperell, MA 01463
Phone: (978) 650--1623
E-mail: zba@town.pepperell.ma.us



ZBA Members:
Sean McCaffery, Chair/Full Member
Annette McLean, Clerk/Full Member
Samuel-Sackey Hughes, Full Member
Heather Hampson, Associate Member
Vacancy, Associate Member

Zoning Board of Appeals Agenda

Date: February 4, 2026

Time: 7:00p.m.

Location: Town Hall, 1 Main St., Pepperell, MA – Conference Room A (*lower level*)

- 1. Call to Order**
- 2. Consent Agenda: Review and/or Approve ZBA Draft Meeting Minutes of December 17, 2025**
- 3. 7:00P.M.: Public Hearing Continuation: Leighton Landing 40B Comprehensive Permit**
OpenGov Record No. COMP-25-1:

An application has been submitted by Mass Ave Rentals, LLC., seeking a 40B Comprehensive Permit, pursuant to M.G.L. Chapter 40B, Sections 20-23, to develop 180 multi-family residences within five (5) buildings on the property described below having an aggregate area of 14.8 acres. All residences will be for rent, with forty-five (45) residences designated as affordable to low-to moderate-income households (tenants not exceeding 80% of the Area Median Income in the Lowell-Middlesex County Metropolitan Statistical Area), as required. The subject properties are located at 59 Leighton Street, 59A Lowell Road and 41A Lowell Road, in the Suburban Residential District on the southern side of Leighton Street and Lowell Road, within Pepperell, MA, as shown on Assessor's Map 29, Parcels 158-1 and 187-0 and Assessor's Map 31, Parcel 18-0. All three parcels are owned by Mass Ave Rentals, LLC and further described by a Deed recorded at the Middlesex South District Registry of Deeds in Book 79535, Pages 152-155. The Comprehensive Permit application is available for review at the Town Clerk's office at the Pepperell Town Hall at 1 Main Street, Pepperell, MA, or via our online permitting system, OpenGov, <https://pepperellma.portal.opengov.com> and search Record No. COMP-25-1. Parties wishing to speak in favor of, or in opposition, to the proposal may do so in writing prior to the hearing or at the hearing in person and/or represented by an agent or attorney. Interested parties are encouraged to attend.

Items to be discussed at continuation hearing (*as well as additional items related to this application that may not be listed below*):

- Update on traffic
 - Civil Engineering Peer Review
 - Status of DPW water flow conversation with the applicant
 - Department Head comments regarding updated plans
- 4. Old & New Business:** (*Matters that may arise that the Chair didn't reasonably anticipate*)
 - 5. Future Meetings:** Wednesday, February 25, 2026 @ 7:00p.m. (Woodland Ridge 40B continuation hearing)
 - 6. Adjournment:**