



Town of Pepperell
BOARD OF APPEALS

One Main Street
Pepperell, Massachusetts 01463
(978) 433-0333
Fax: (978) 433-0335

Zoning Board of Appeals Remote Meeting Minutes of July 22, 2020*

**This meeting was recorded for future cablecast by Pepperell Community Media*

Present: Mark Walsh (Chairman), Annette McLean (Clerk), and Sean McCaffery.
Also present, Cheryl Lutcza (ZBA Assistant).

Not Present: Alan Leao, Jr.

7:00 P.M. - Chairman, Mark Walsh, opened the meeting.

The Chairman opened the meeting and provided an explanation of the remote meeting and hearing process to those in remote attendance.

7:05 P.M. – Hearing - ZBA-2020-01: 42 Nashua Road (Baker):

An application has been submitted by Jamie Baker, Jeff Baker and Joyce Baker, 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 42 Nashua Road, Pepperell, MA, as shown on Assessor's Map 15 as Parcel 60-0. A remote public hearing will be held on this matter on Wednesday, July 22, 2020 at 7:00P.M. The public hearing will be held remotely, the link for the meeting is: <https://global.gotomeeting.com/join/544346165> or by dial in, 1 (872) 240-3412. The access code for the meeting is: 544-346-165. All interested parties are invited to remotely attend the public hearing and provide oral and/or written comments to the Zoning Board of Appeals on or before July 15, 2020. The application may be reviewed at the town's website at: <https://town.pepperell.ma.us/478/Public-Hearings-and-Decisions>

Applicant, Jamie Baker, was present at the remote hearing. Applicants, Jeff Baker and Joyce Baker, were not present. Two members of the public were present. There were no abutters present.

The Applicants had previously submitted certified check payments for the following fees associated with the ZBA Application:

- Postage Fee of \$36.20 (payable to the Town of Pepperell)
- Legal Advertising Fee of \$269.28 (payable to the Nashoba Valley Voice)

The Clerk read the Notice of Public Hearing (legal notice) into the record.

The Chairman invited the Applicant to address the Board and provide an overview of the requested relief:

Applicant, Jamie Baker, addressed the Board as follows:

- His parents currently live at the subject property and they are trying to make separate living area for them so that they have their own place to live.
- There is plenty of parking available.
- Describes the accessory apartment.

Chairman inquired if any of the Board Members had any questions, at this point. Mr. McCaffery said he did not. Ms. McLean asked the Applicant how many bedrooms were in the subject property. Applicant stated that there was one (1) bedroom located in the accessory apartment and two (2) bedrooms located in the main house.

Clerk read responses from the following Town Boards/Departments and/or concerned parties into the record:

- Response from Treasurer/Collector (Exhibit: D)
- Response from Assessor's Office (Exhibit: E)
- Response from Highway Department (Exhibit: F)
- Response from Historical Commission (Exhibit: G)
- Response from Nashoba Associated Boards of Health (Exhibit: M)

The Board reviewed the application's compliance with the Conditions in the Town of Pepperell Zoning By-law (Sections 3400-3435), relative to Accessory Apartments and determined the application satisfies all of the conditions.

Chairman opened the remote hearing to public comments. There were none.

Chairman asked the Applicant if there was anything he would like to add. Applicant stated he did not have anything to add.

Chairman asked if the Board Members had anymore questions. There were none.

Chairman asked for a motion to close the public comment portion of the hearing. Mr. McCaffery made a motion to close the public comment portion of the hearing. Ms. McLean seconded the motion. All concur.

Board Members entered discussion and deliberation.

Chairman asked for a motion to grant the requested relief. Ms. McLean made a motion to grant the relief requested, a Special Permit to allow an accessory apartment within an existing dwelling. Subject property is located at 42 Nashua Road, Pepperell, MA, as shown on Assessor's Map 15 as Parcel 60-0. Mr. McCaffery seconds the motion. All concur.

NOTE: The Board made note that there was a Scrivener's Error in the Notice of Public Hearing (Parcel No. incorrectly listed as 50-0). The correct Parcel No. is 60-0, per the Certified List of Abutters (has been notated in the Decision under Findings).

Action Items:

1. Review and/or Approve ZBA Meeting Minutes of March 4, 2020:

The Chairman asked for a motion to approve the ZBA Meeting Minutes of March 4, 2020, as amended. Ms. McLean made a motion to approve the ZBA Meeting Minutes of March 4, 2020. Mr. McCaffery the motion. All concur.

Old and New Business:

1. Board conducted a brief, unanticipated discussion on the number of remote hearings they would be comfortable holding per remote meeting. Board Members indicated that they would prefer to do one remote hearing per meeting.

Adjournment:

The Chairman asked for a motion to adjourn the remote meeting. Mr. McCaffery made a motion to adjourn the remote meeting. Ms. McLean seconds the motion. All concur. Remote Meeting adjourned at 7:42 P.M.

ZBA Minutes of **July 22, 2020** were filed with Town Clerk on: January 4, 2021

Respectfully submitted by:

**Cheryl Lutcza,
Assistant to the Zoning Board of Appeals**

cc: Town Clerk
Inspector of Buildings
ZBA Members (via email)
ZBA Application File: (ZBA-2020-01 – 42 Nashua Road (Baker))
ZBA Minutes file (original)