





Town of Pepperell  
**INSPECTOR OF BUILDINGS**  
1 Main Street  
Pepperell, Massachusetts 01463-1644  
(978) 433-0329 Fax (978) 433-0338

January 13, 2021

Lynne Archambault  
35 Mt Lebanon Street  
Pepperell, MA 01463

Dear Ms Archambault,

I am in receipt of your Notice of Intent to construct a 40' x 20' addition on your detached garage to be used as an accessory apartment for your handicap parents. The garage addition shown on the hand-drawn plot plan you submitted would meet the setback requirements.

Your residence is located in the Town Residential district. Section 3420 of the zoning bylaws states accessory apartments may be allowed by special permit, from the Board of Appeals, in accordance with the special permit process in this bylaw, as set forth in Section 9300, provided all criteria in Sections 3431-3435 are met.

Section 3433 states not more than one accessory apartment may be established on a lot. The accessory apartment shall not exceed 800 square feet in gross floor area and shall be located in the principal residential structure on the premises.

Under Section 9222 of the zoning bylaws, the Board of Appeals may hear and decide appeals or petitions for variances. You have the right to file an application with the Board of Appeals to request a variance from Section 3433 of the zoning bylaws to allow the accessory apartment to be located in the detached garage.

If you need any additional information, please call.

Sincerely,

Robert Kelly  
Building Inspector/Zoning Enforcement Officer

CC: Zoning Board of Appeals  
File

Affidavit of Owner Occupancy

I/We, Lynne Archambault

state that we will occupy one unit of the property located at:

35 Mt Lebanon St, Pepperell, MA,

as our primary residence, except for bona fide temporary absence, while two units exist.

Subscribed under the pains and penalties of perjury,

Lynne Archambault 4/2/21  
Name Date

\_\_\_\_\_  
Name Date



# TOWN OF PEPPERELL

## Board of Assessors

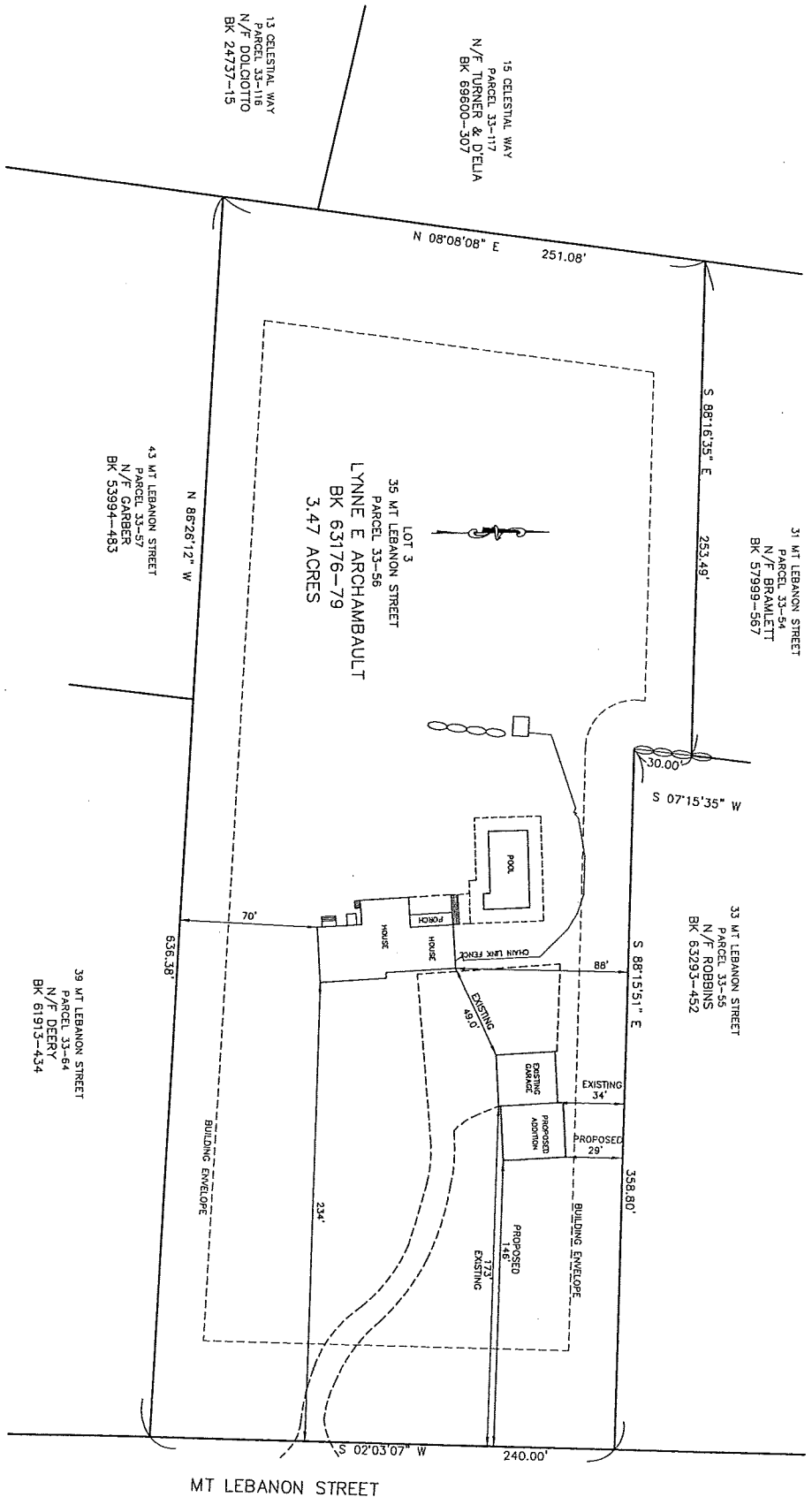
To: Board of Selectmen  
From: Maureen Bolger, Assessor *MSB*  
Date: April 5, 2021  
Re: Application submitted for the property located at 35 Mount Lebanon Street in the ownership of by Lynne E Archambault. The property is shown on Tax Map 33 as Parcel 56-0, and is further described by a Deed recorded at the Middlesex South District Registry of Deeds in Book 63176, Page 79.

### Parties in Interest: Zoning Board of Appeals – 300' Abutters

<u>Owner &amp; Mailing Address</u>	<u>Map &amp; Lot</u>
PATRICIA S RICE GREGORY J RICE 11 CELESTIAL WAY PEPPERELL, MA 01463	33-115-0
JOSEPH DOLCIOTTO MARY L DOLCIOTTO 13 CELESTIAL WAY PEPPERELL, MA 01463	33-116-0
DANI M TURNER DAVID J D'ELIA 15 CELESTIAL WAY PEPPERELL, MA 01463	33-117-0
JAMES E KUZEJA ALLISON M KUZEJA 17 CELESTIAL WAY PEPPERELL, MA 01463	33-118-0
ROBERT P SZUM REBECCA JANE SZUM 6 ORION RD PEPPERELL, MA 01463	33-119-0
BILLY D BRAMLETT WINNIFRED A BRAMLETT BILLY D & KIMBERLY A BRAMLETT JR 31 MOUNT LEBANON ST PEPPERELL, MA 01463	33-53-0, 33-53-A

**Parties in Interest: Zoning Board of Appeals – 300’ Abutters (Continued)**

BILLY D BRAMLETT JR KIMBERLY A BRAMLETT 31 MOUNT LEBANON ST PEPPERELL, MA 01463	33-54-0
CHRISTINE J ROBBINS PO Box 749 PEPPERELL, MA 01463	33-55-0
LYNNE E ARCHAMBAULT 35 MOUNT LEBANON ST PEPPERELL, MA 01463	33-56-0
MARY K GARBER 43 MOUNT LEBANON ST PEPPERELL, MA 01463	33-57-0
ANDREW LYNN SARASVATI LYNN 4 ORION RD PEPPERELL, MA 01463	33-58-0
JAMES E EGAN PAULINE M EGAN 41 MOUNT LEBANON ST PEPPERELL, MA 01463	33-63-0
JOHN M DEERY HOLLY L DEERY 39 MOUNT LEBANON ST PEPPERELL, MA 01463	33-64-0
NASHOBA CONSERVATION TRUST PO Box 188 PEPPERELL, MA 01463	34-49-0
BARBARA Z STROMSTED 36 MOUNT LEBANON ST PEPPERELL, MA 01463	34-51-0



NOTE:  
THE CURRENT OWNER OF 35 MT LEBANON STREET IS  
LYNNE E ARCHAMBAULT BK 63176-79

TOWN RESIDENCE ZONE  
FRONT OFFSET=50'  
SIDE OFFSET=25'  
REAR OFFSET=60'

REFERENCES:  
1) PLAN 578 OF 1974

I CERTIFY THAT THE PROPOSED ADDITION SHOWN CONFORMS  
WITH THE FRONT, SIDE AND REAR SETBACK REQUIREMENTS  
AS SET FORTH IN THE TOWN OF PEPPERELL ZONING REQUIREMENTS  
I CERTIFY THAT THE PROPOSED ADDITION IS NOT LOCATED IN A  
FEDERAL FLOOD HAZARD AREA

REVISED 1/28/21  
JANUARY 21, 2021  
DATE



ROSE MARY CHAULK  
P.L.S. NO. 32090

ORIGINAL SCALE: 1"=40'  
0' 40' 80' 120' 160' 200'

PLAN OF LAND 35 MT LEBANON STREET PEPPERELL, MASS. FOR LYNNE E ARCHAMBAULT REVISED 1/28/21 JANUARY 21, 2021 SCALE: 1"=40' ROSE LAND SURVEY P.O. BOX 384 WEST GROTON, MASS. 01472 978-433-9320 PLAN NO. M-1000 JOB NO. R-600
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Existing Garage

KITCHEN 192  
MSL BATH 144  
LIVING 208  
MASTER 208  
HALL 48  
TOTAL 800

KITCHEN (12x12) 192

Master Bath (12x12) 144

HALL (4x12) 48

Living (12x12) 208

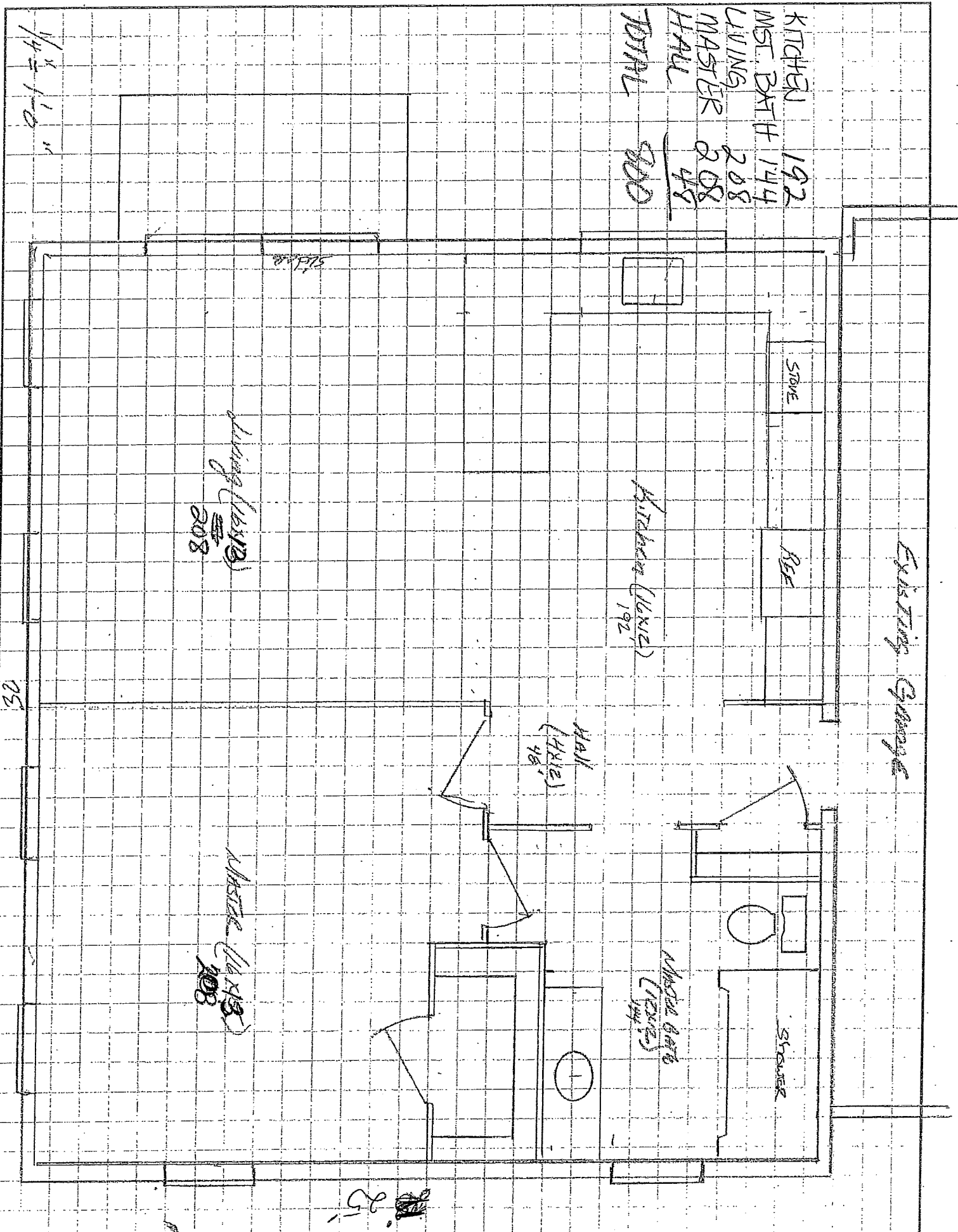
Master (12x12) 208

Stair

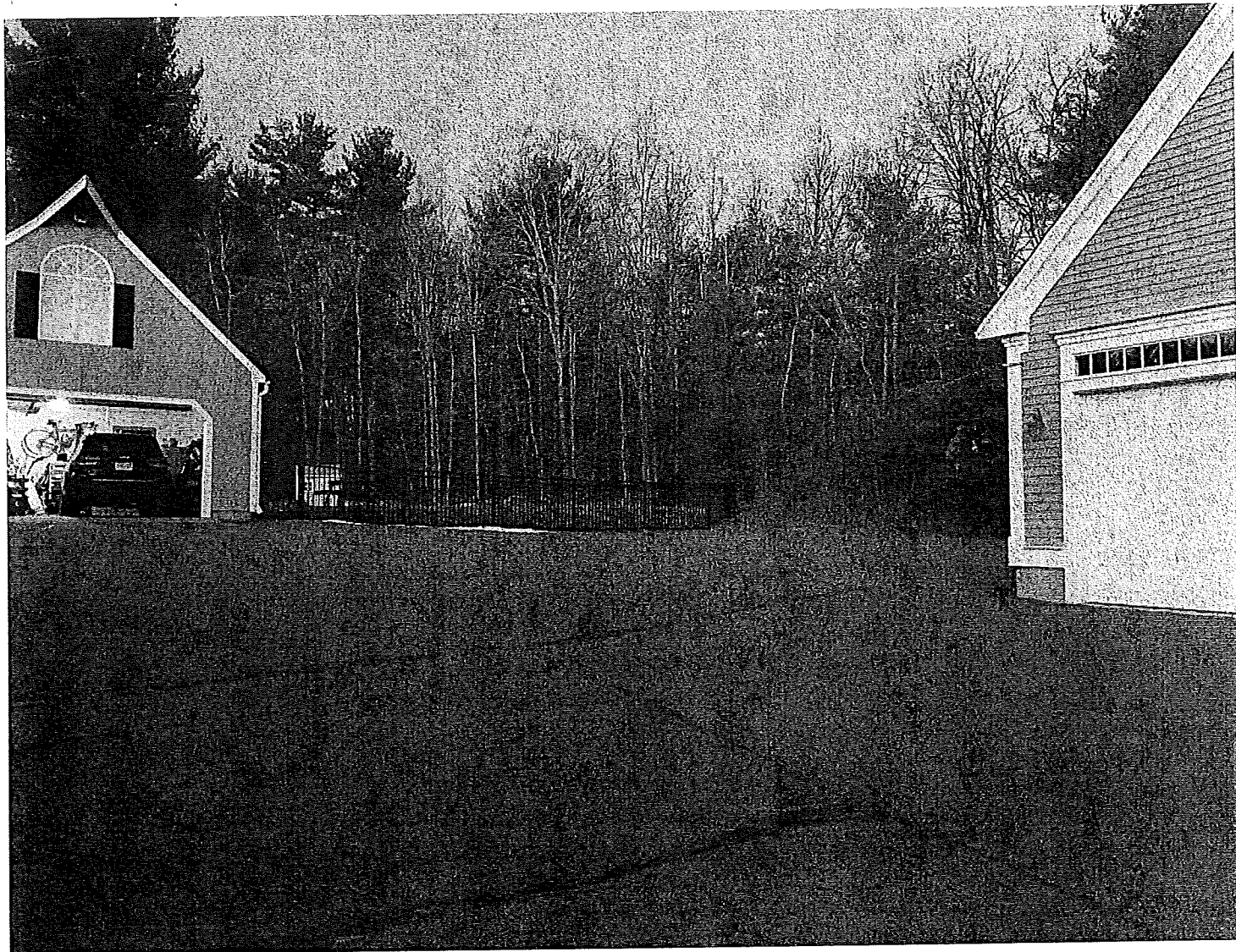
W = 1'-0"

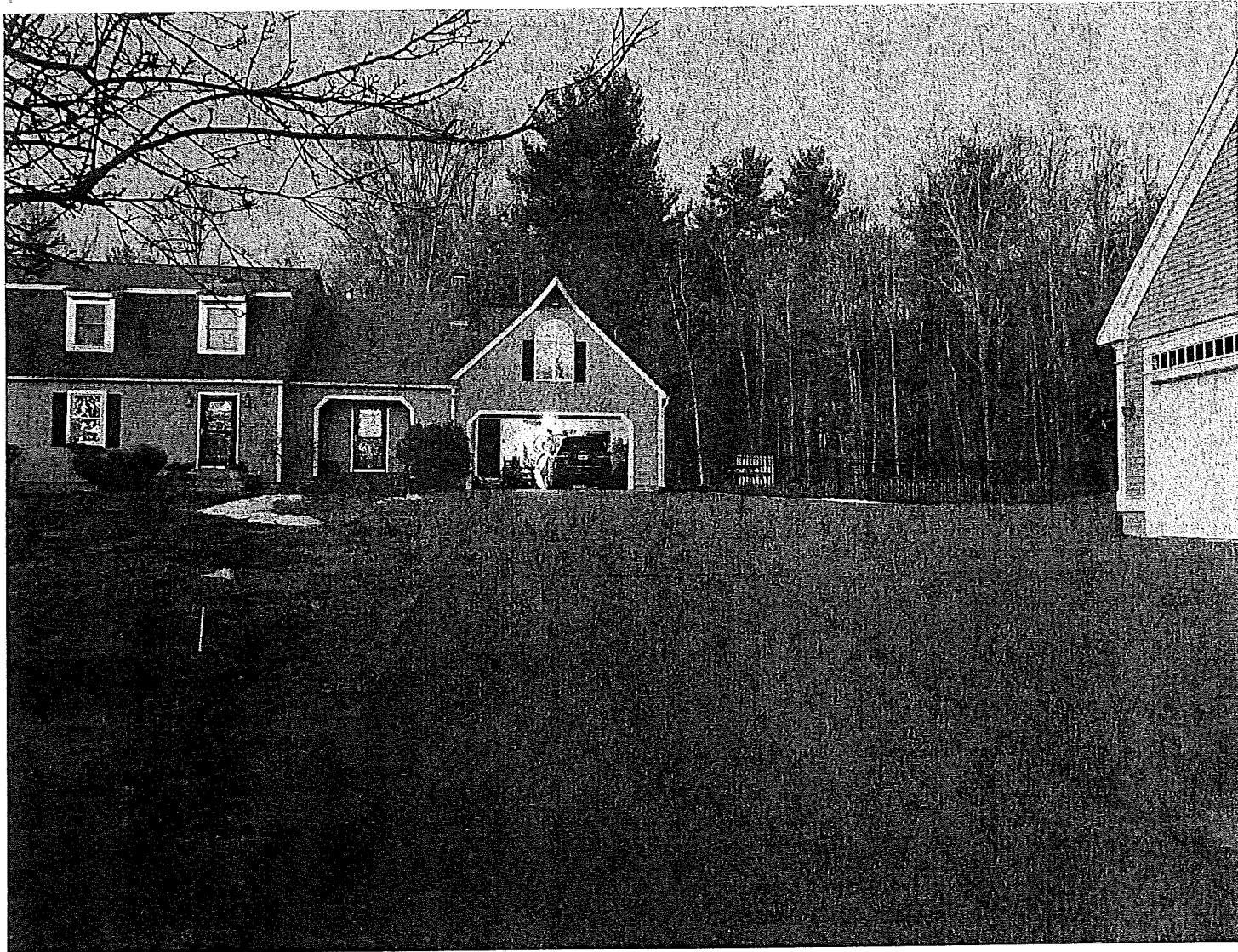
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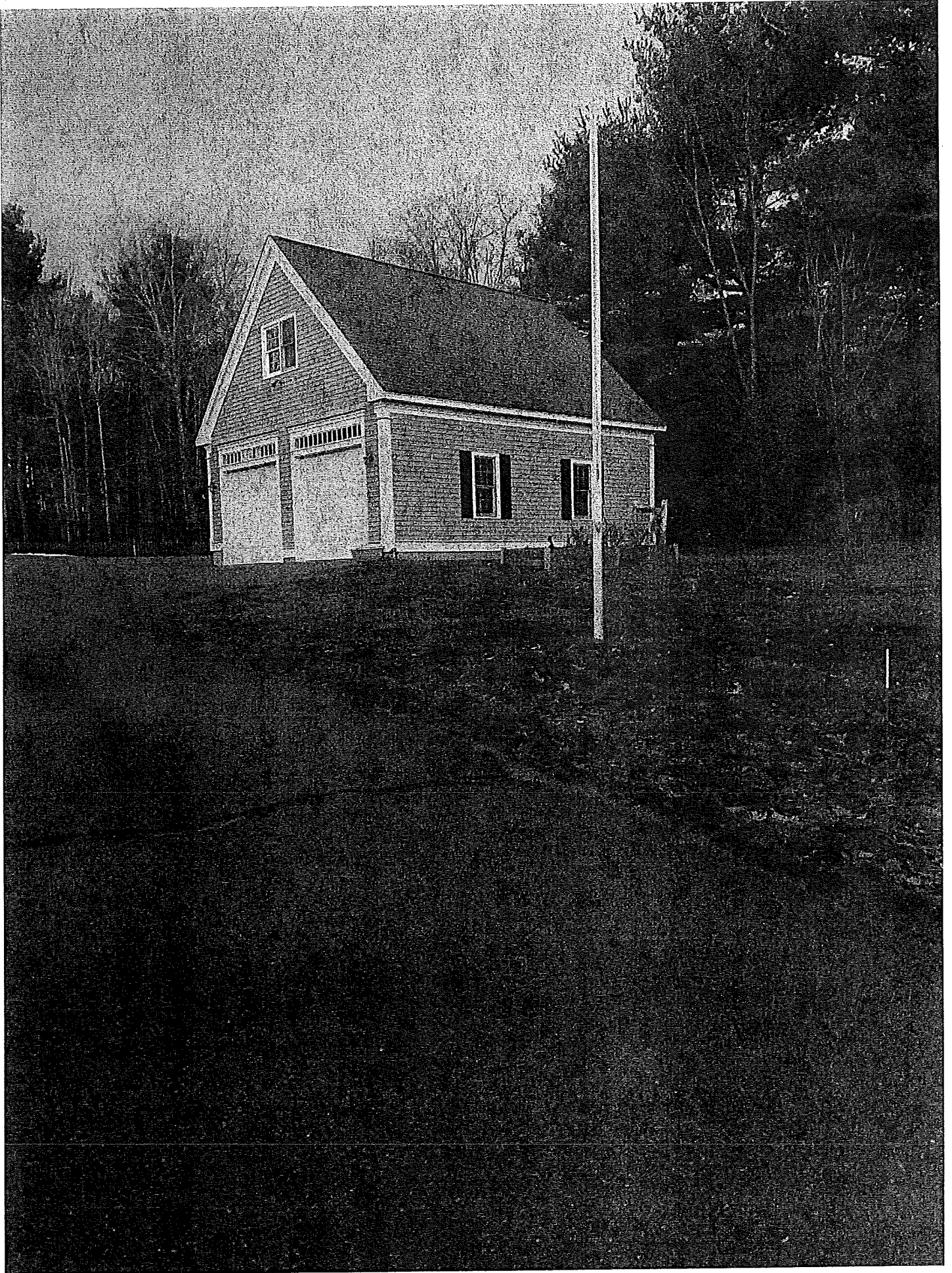
25'

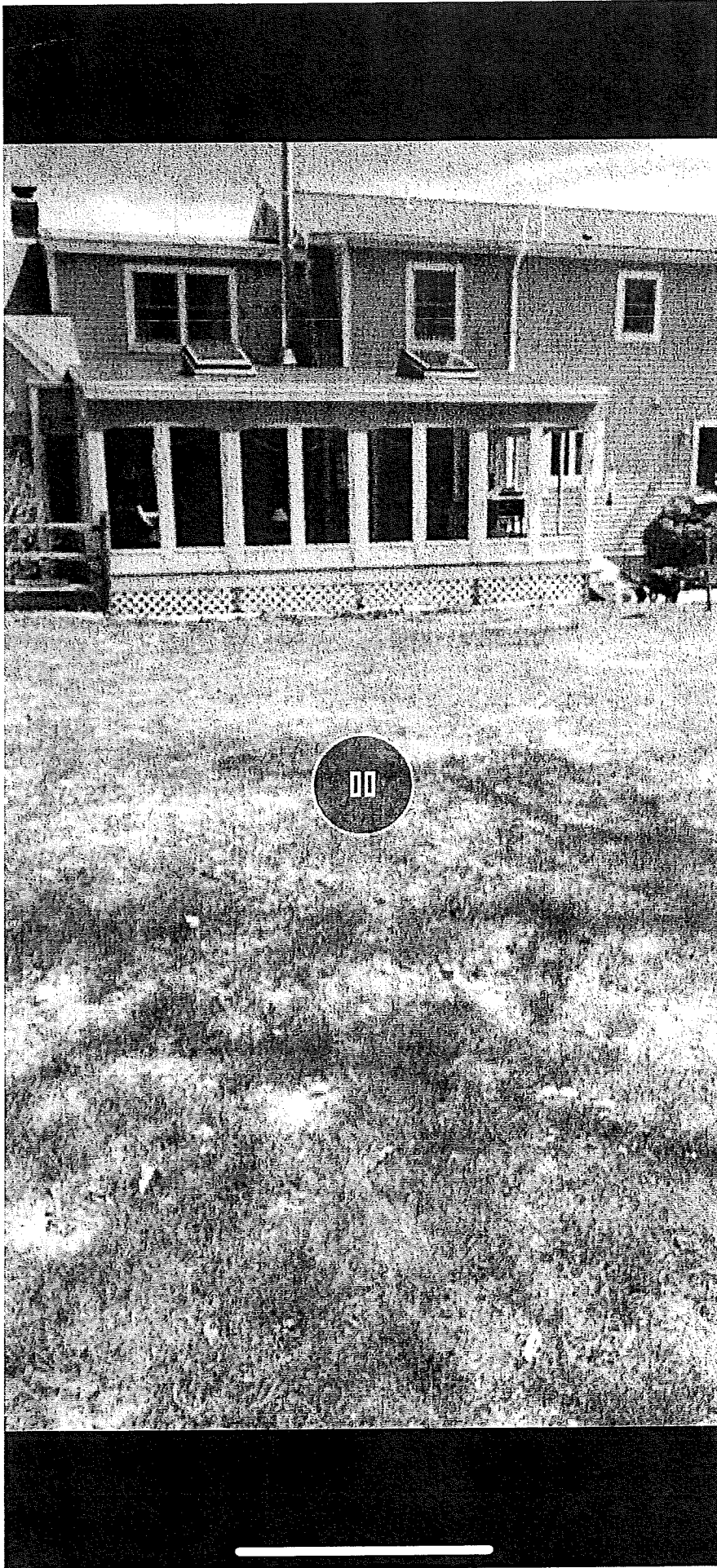












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LTE 



Home  
April 14, 2020 12:23 PM

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