



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

May 10, 2021

Matthew Thomas
24 Crawford Way
Pepperell, MA. 01463

Dear Mr. Thomas,

You submitted a Notice of Intent requesting permission to construct a 22 foot by 26 foot addition to your existing attached garage to be used as an accessory apartment with approximately 650 square feet of gross floor area.

Your property is located in the Suburban residence district. Setback requirements are 30 feet from the front, 15 feet from the side property lines and 45 feet from the rear property line. Based on the submitted plot plan, your proposed addition is within the building envelope.

An accessory apartment of 800 square feet of gross floor area, or less, may be allowed by special permit from the Zoning Board of Appeals under Section 3400 of the zoning bylaws. You will need to file an application with the Zoning Board of Appeals for a Special Permit under Section 9221 of the zoning bylaws. Their application is available on the town of Pepperell website,

If you need any additional information, please contact our office.

Sincerely,

Robert Kelly,
Zoning Enforcement Officer

CC: File
Zoning Board of Appeals

TOWN OF PEPPERELL
NOTICE OF INTENT
(Projects requiring a Special Permit)

ZONING DISTRICT: SR MAP/PARCEL: 31/44-15 DATE: 5/5/2021

APPLICANT: MATTHEW D. THOMAS
STREET: 24 CRAWFORD WAY
TOWN: PEPPERELL
PHONE NUMBER: 617-650-5625

LOCATION OF PROPOSED PROJECT: ATTACHED TO EXISTING GARAGE
MAILING ADDRESS same
NAME OF PROPERTY OWNER: MATTHEW D. THOMAS
RESIDENTIAL OR COMMERCIAL USE: RESIDENTIAL
IS THE BUILDING CONNECTED TO TOWN SEWER SEPTIC SYSTEM _____
WILL THE NEW USE REQUIRE ANY CHANGES TO THE EXISTING STRUCTURE? YES

COMPLETE DESCRIPTION OF PROJECT:
ACCESSORY APARTMENT TO BE BUILT ATTACHED TO EXISTING GARAGE AT 24 CRAWFORD WAY. IT WILL BE FOUR ROOMS, INCLUDING KITCHEN, LIVING ROOM, BEDROOM AND BATHROOM, APPROXIMATELY 650 SQUARE FEET. THE OCCUPANT WILL BE MY MOTHER. (IT WILL NOT BE A RENTAL). I WILL BE ADDING ONE ADDITIONAL PARKING SPACE, THOUGH THERE ARE CURRENTLY 6 SPACES AVAILABLE.

SIGNATURE: Matthew D. Thomas
TELEPHONE: 617-650-5625

APPROVED: _____ NOT APPROVED: _____ DATE: _____
INSPECTOR OF BUILDINGS: _____

IN ORDER FOR US TO PROCESS YOUR APPLICATION, THE FOLLOWING INFORMATION IS REQUIRED:

1. Floor plan showing square footage of rooms and how the home or business is going to be changed.
2. Certified plot plan showing setbacks and required parking spaces.



TOWN OF PEPPERELL

Board of Assessors

To: Zoning Board of Appeals
From: Frank Schembati, Administrative Assessor *MSB*
Date: May 25, 2021
Re: Application submitted for the property located at 24 Crawford Way in the ownership of Matthew David Thomas and Heather Ann Thomas. The property is shown on Tax Map 31 as Parcel 44-15, and is further described by a Deed recorded at the Middlesex South District Registry of Deeds in Book 71625, Page 587.

Parties in Interest: Zoning Board of Appeals – 300'

Owner & Mailing Address

Map & Lot

MATTHEW DAVID THOMAS
HEATHER ANN THOMAS
24 CRAWFORD WAY
PEPPERELL, MA 01463

31-44-15

WATER DEPARTMENT
TOWN OF PEPPERELL
1 MAIN ST
PEPPERELL, MA 01463

31-23-0

CONSERVATION COMMISSION
TOWN OF PEPPERELL
1 MAIN ST
PEPPERELL, MA 01463

31-24-0

JOSEPH M TRITES
KIM TRITES
22 CRAWFORD WAY
PEPPERELL, MA 01463

31-44-14

ADAM NOON
REBECCA E NOON
25 CRAWFORD WAY
PEPPERELL, MA 01463

31-44-16

JAIME W BURNETT
MEGHAN L BURNETT
23 CRAWFORD WAY
PEPPERELL, MA 01463

31-44-17

Please note: Some of the 300' Abutters may be located in Groton. Please contact the Groton Assessors Office for the abutters in Groton.



TOWN OF GROTON
Office of the Board of Assessors
173 Main Street
Groton, MA 01450
(978) 448-1127
FAX: (978) 448-1115
www.grotonma.gov

Date: 7/14/2021

Map: 228 Parcel: 62 Lot: 0

Address: RED PEPPER LN
CERTIFICATION OF ABUTTERS

Abutters are within 300 feet of any requested parcel's lot lines. We hereby certify that the enclosed list includes the name and addresses of all parties taken from the Board of Assessor's Real Estate property files per the deeds received as of 6/1/2021. It is with interest under MGL Chapter 40A, Section 11 as amended to the best of our knowledge and belief.

This abutter's list will not satisfy legal requirements for notice, if ninety days have elapsed from the date of request.

Megan Foster - Principal Assistant Assessor
Ravilla Garthe - Assistant Assessor



300 foot Abutters List Report

Groton, MA
July 14, 2021

Subject Property:

Parcel Number: 228-62
CAMA Number: 228-62
Property Address: RED PEPPER LN

Mailing Address: THOMAS, MATTHEW DAVID
24 CRAWFORD WAY
PEPPERELL, MA 01463

Abutters:

Parcel Number: 228-59
CAMA Number: 228-59
Property Address: RED PEPPER LN

Mailing Address: TOWN OF GROTON
173 MAIN ST
GROTON, MA 01450

Parcel Number: 228-60
CAMA Number: 228-60
Property Address: OLIVIA WAY

Mailing Address: REEDY MEADOW LLC
P.O. BOX 468
TYNGSBORO, MA 01879

Parcel Number: 228-60
CAMA Number: 228-60.10-C
Property Address: 10 OLIVIA WAY #C

Mailing Address: LAMBERT, CHANNING
10 OLIVIA WAY C
GROTON, MA 01450

Parcel Number: 228-60
CAMA Number: 228-60.13-E
Property Address: 13 OLIVIA WAY #E

Mailing Address: GEORGE, ANDREW C. JR TRUSTEE
13 OLIVIA WAY E
GROTON, MA 01450

Parcel Number: 228-60
CAMA Number: 228-60.14-D
Property Address: 14 OLIVIA WAY #D

Mailing Address: THE HEPBURN FAMILY LIV TRUST
14 OLIVIA WAY D
GROTON, MA 01450

Parcel Number: 228-60
CAMA Number: 228-60.1-J
Property Address: 1 OLIVIA WAY #J

Mailing Address: MORGAN, MICHAEL
1 OLIVIA WAY J
GROTON, MA 01450

Parcel Number: 228-60
CAMA Number: 228-60.2-AA
Property Address: 2 OLIVIA WAY #AA

Mailing Address: BROWN, JASON M.
2 OLIVIA WAY AA
GROTON, MA 01450

Parcel Number: 228-60
CAMA Number: 228-60.3-I
Property Address: 3 OLIVIA WAY #I

Mailing Address: ESIELIONIS, ELIZABETH ANNE
3 OLIVIA WAY I
GROTON, MA 01450

Parcel Number: 228-60
CAMA Number: 228-60.5-H
Property Address: 5 OLIVIA WAY #H

Mailing Address: MCNABB, GARY F.
5 OLIVIA WAY H
GROTON, MA 01450

Parcel Number: 228-60
CAMA Number: 228-60.6-B
Property Address: 6 OLIVIA WAY #B

Mailing Address: MEINERS, JOEL
6 OLIVIA WAY B
GROTON, MA 01450



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

7/14/2021

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300 foot Abutters List Report

Groton, MA
July 14, 2021

Parcel Number: 228-60
CAMA Number: 228-60.7-G
Property Address: 7 OLIVIA WAY #G

Mailing Address: SHILO, JEFFREY N.
7 OLIVIA WAY G
GROTON, MA 01450

Parcel Number: 228-60
CAMA Number: 228-60.9-F
Property Address: 9 OLIVIA WAY #F

Mailing Address: STONE, ABIGAIL R.
9 OLIVIA WAY
GROTON, MA 01450

Parcel Number: 228-63
CAMA Number: 228-63
Property Address: RED PEPPER LN

Mailing Address: TRITES, JOSEPH M.
22 CRAWFORD WAY
PEPPERELL, MA 01463



www.cai-tech.com

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7/14/2021

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BROWN, JASON M.
2 OLIVIA WAY AA
GROTON, MA 01450

THE HEPBURN FAMILY LIV TR.
14 OLIVIA WAY D
GROTON, MA 01450

ESIELIONIS, ELIZABETH ANN
3 OLIVIA WAY I
GROTON, MA 01450

TOWN OF GROTON
173 MAIN ST
GROTON, MA 01450

GEORGE, ANDREW C. JR TRUS
13 OLIVIA WAY E
GROTON, MA 01450

TRITES, JOSEPH M.
22 CRAWFORD WAY
PEPPERELL, MA 01463

LAMBERT, CHANNING
10 OLIVIA WAY C
GROTON, MA 01450

MCNABB, GARY F.
5 OLIVIA WAY H
GROTON, MA 01450

MEINERS, JOEL
6 OLIVIA WAY B
GROTON, MA 01450

MORGAN, MICHAEL
1 OLIVIA WAY J
GROTON, MA 01450

REEDY MEADOW LLC
P.O. BOX 468
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7 OLIVIA WAY G
GROTON, MA 01450

STONE, ABIGAIL R.
9 OLIVIA WAY
GROTON, MA 01450

TOWN OF GROTON
 173 Main Street
 Groton, MA 01450
 Tel: 978-448-1127
 E-mail: Assessors@townofgroton.org
 www.townofgroton.org



Board of Assessors
 Donald R. Black
 Garrett C. Boles
 Jenifer B. Evans
 Principal Assessor
 Megan L. Foster
 Assistant Assessor
 Ravilla M. Garthe

Certified Abutters' List Request *

Date of Request: 7/14/2021

Address/es for Abutters List: RED PEPPER LN

Map: 228 Parcel/s: 62 Lot/s: 0
 Map: _____ Parcel/s: _____ Lot/s: _____

Department/s Seeking List:

Board of Appeals (Zoning) Planning Board Select Board _____ Historic District _____
 Board of Health _____ Conservation Commission _____ Water Department _____ Earth Removal/Stormwater _____

- Do you want us to forward this to the Department you have requested the list for?
 (Conservation Commission does not accept them) Yes _____ No
- Do you want to pick it up? Yes _____ No Telephone number _____
- Do you want it e-mailed? Yes No _____ E-mail address MDTHOMAS@PARTNERS.ORG

MGL Chapter 40A, Section 11:

"Parties in interest" as used in this chapter shall mean the petitioner, abutters, owners of land directly opposite on any public or private street or way, and abutters to the abutters within three hundred feet of the property line of the petitioner as they appear on the most recent applicable tax list, notwithstanding that the land of any such owner is located in another city or town, the planning board of the city or town, and the planning board of every abutting city or town. The assessors maintaining any applicable tax list shall certify to the permit granting authority or special permit granting authority the names and addresses of parties in interest and such certification shall be conclusive for all purposes.

MGL Chapter 66, Section 10:

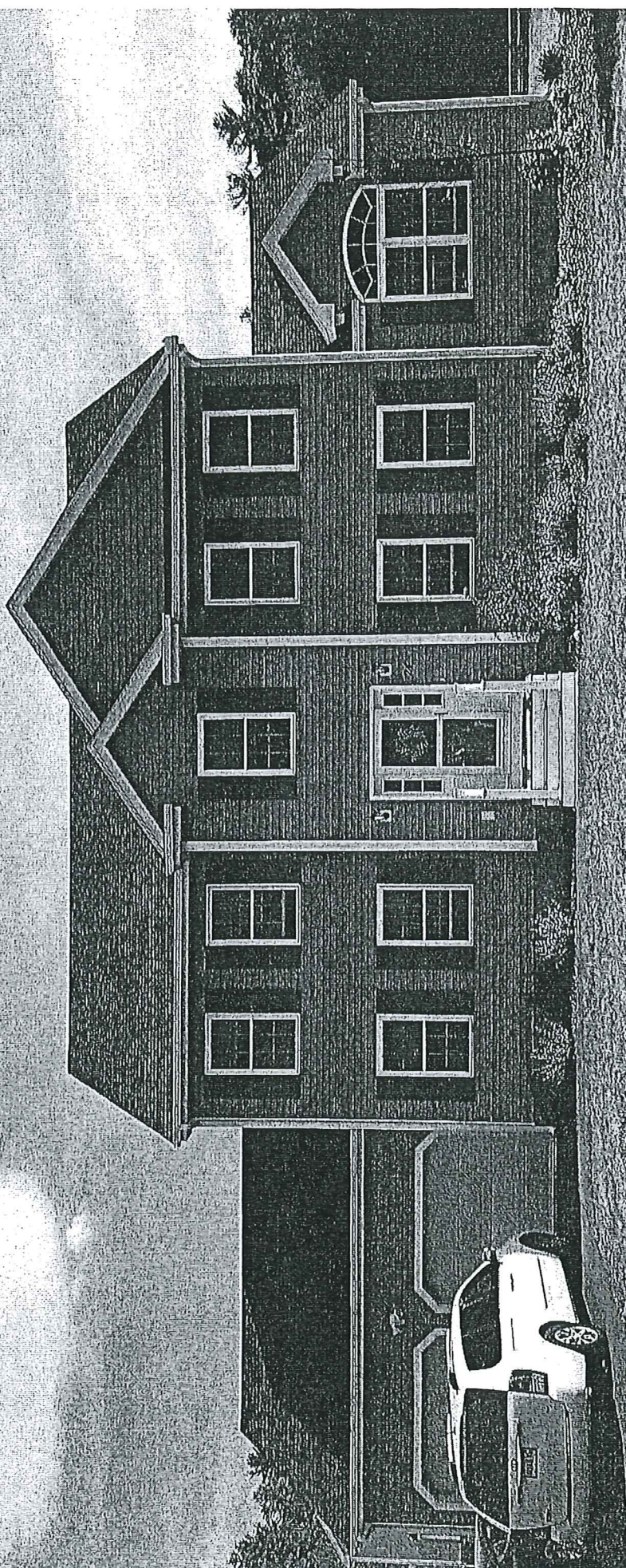
(B) A custodian of a public record shall, within 10 days following a request for public records, comply with such a request, etc.

*This is a required form to be filled out for all Certified Abutters' Lists.

MATTHEW D. THOMAS 617-650-5625
 (Your name printed) (Phone Number)

Matthew D. Thomas
 (Signature)

EXISTING HOME
MMS



IN LAW ATTACHED
TO GARAGE,
22' D x 28' W



Proposed Accessory Apartment: 24 Crawford Way, Pepperell, MA 01463



| | | |
|------------------------------|-----------|---------|
| Bedroom | 12' x 13' | 156 sft |
| Bathroom | 10' x 6' | 60 sft |
| Living Room | 11' x 15' | 165 sft |
| Kitchen | 12' x 9' | 108 sft |
| Closet | 3' x 6' | 18 sft |
| TOTAL 507 SQUARE FEET | | |

AFFIDAVIT OF OWNER OCCUPANCY

AND HEATHER A. THOMAS ^{HAT}

I, Matthew D. Thomas, state that I will occupy the proposed accessory apartment located at 24 Crawford Way, Pepperell, MA 01463 as part of my primary residence. This accessory apartment will not be rented in any way.

Subscribed under the pains and penalties of perjury,

| | |
|--------------------------|------------------|
| <u>Matthew D. Thomas</u> | <u>7/13/2021</u> |
| Name | Date |
| <u>Matthew D. Thomas</u> | <u>9/7/2021</u> |
| <u>Heather Thomas</u> | <u>9/7/2021</u> |