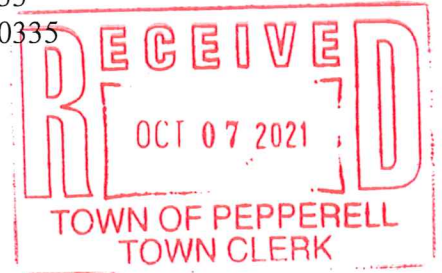


Town of Pepperell
BOARD OF APPEALS

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



Notice of Public Hearing

**Town of Pepperell
Zoning Board of Appeals**

An application has been submitted by Clark's Retirement Park, LLC, requesting 8 (eight) **VARIANCES**, under Sections 9222, 4140, 4230 and 4234 of the Town of Pepperell Zoning Bylaw to allow the following: In reference to "Lot 1" (single-family house lot), the Applicant requests the following: to allow a lot area of 60,293 sq. ft. instead of the required 80,000 sq. ft.; the dwelling to have a rear yard setback of 46 ft. instead of the required 60 ft.; the "shed behind barn" to have a rear-yard setback of 37 ft. instead of the required 60 ft.; the "shed by pool" to have a rear-yard setback of 43 ft. instead of the required 60 ft.; and the "barn" to have a rear yard setback of 59 ft. instead of the required 60 ft. In reference to "Lot 2" (mobile home park), the Applicant requests the following: to allow a lot shape factor of 0.31 instead of the required 0.40; a mobile home to have a side yard setback of 21 ft. instead of the required 25 ft.; and a shed to have a side-yard setback of 3 ft. instead of the required 25 ft. The Applicant desires to separate the existing single-family dwelling and accessory structures, owned and occupied by the Applicant, from the retirement mobile home park, also owned by the Applicant.

Subject property is located at 4 Mason Street, Pepperell, MA, as shown on Assessor's Map 20 as Parcel 100-0. A public hearing will be held on this matter on November 3, 2021, at 7:20P.M. The public hearing will be held remotely, the link for the meeting is: <https://global.gotomeeting.com/join/731930533> or by dial in, +1 (312) 757-3121. The access code for the meeting is: 731-930-533. All interested parties are invited to remotely 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 October 27, 2021. The application may be reviewed on the Town's website at: <https://town.pepperell.ma.us/478/Public-Hearings-and-Decisions>

Annette McLean, Acting Chair
Zoning Board of Appeals

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