



Zoning Board  
of  
Appeals  
Application

For Town Clerk's Use Only	
Filing Fee Received:	
Administrative Appeal:	\$115.00
Special Permit:	\$115.00 ✓
Non-Conforming Use Special Permit:	\$115.00
Variance:	\$115.00
Modification to Existing Permit:	\$115.00
40-B Comprehensive Permit:	\$575.00*
*plus per unit review fees and technical/review deposit, please see attachment for details of fees required.	

Application Type:  Administrative Appeal  Special Permit  Non-Conforming Use Special Permit  Variance  Modification to Existing Permit  40-B Comprehensive Permit\*

Name of Applicant(s): James m Hadley  
Relationship of Applicant to the subject property:

Owner  \*Purchaser under agreement with owner  Appellant  \*Other

Address of Applicant(s): 28 Bancroft St., Pepperell, MA 01463

P.O. Box if applicable: \_\_\_\_\_

Subject Property Address: 28 Bancroft St.

Zoning District: T. R. Assessors Map and Parcel No.: 37-39-0

State Nature of the action or relief requested:

I would like to request a special permit to allow a new accessory apartment consisting of 576 sq. ft. The proposed accessory apartment will provide housing for elderly parents to live in independently.

The proposed accessory apartment will be located above a to be newly constructed car garage, that will be attached to the

Please list all applicable section(s) of the Town of Pepperell Zoning Bylaw:

Primary residential structure. 3400-3440 / 9221 / 9300

Letter/correspondence from the Inspector of Buildings/Zoning Enforcement Officer regarding this matter must be attached. Please see ZBA Information Packet for required attachments to application.

I/We hereby request a hearing before the Zoning Board of Appeals with reference to the above noted request. I/We agree to pay prior to the public hearing all costs of the certified mailing and the advertising of the notice of public hearing and understand that it is my/our obligation to establish at the public hearing, the factual and legal basis for the relief requested. This request is accompanied by all the required submissions and I/we have reviewed the Rules and Regulations of the Zoning Board of Appeals as most recently amended.

James m Hadley 4/7/22 James m. Hadley 978-302-1349  
Applicant Signature/Date Print Name Day phone Eve phone

Applicant Signature/Date Print Name Day phone Eve phone

\*Owner's Acknowledgement

As the owner of subject property, I concur with the application, and if granted, authorize it to be recorded in owner's name and, if land is registered, noted on owner's certificate of title.

James m Hadley 4/7/22  
Owner's Signature(s)/Date

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## Town of Pepperell

### Board of Appeals

Application for Hearing  
Form SP - Special Permit

Address: 28 Bancroft Street

A special permit may be granted from Section 9320 of the Code of the Town of Pepperell (Zoning Bylaw), by the Special Permit Granting Authority, unless otherwise specified herein, only upon its written determination that the proposed use or structure will not cause substantial detriment to the town or the neighborhood, in view of the particular characteristics of the site and its surroundings. In addition to any specific factors that may be set forth in this Bylaw, the determination shall include consideration of each of the following:

1. Social, economic, or community needs which are served by the proposal;

*This apartment will provide a safe, affordable, independent living space for elderly parents.*

2. Traffic flow and safety, including parking and loading;

*No Impacts.*

3. Adequacy of utilities and other public services;

*Property has town water supply and private septic which is functioning properly.*

4. Neighborhood character and social structures;

*Residential area. The proposed addition will match existing home and will blend in nicely.*

5. Impacts on the natural environment; and

*No Impacts.*

6. Potential fiscal impact, including impact on town services, tax base, employment, and property values.

*The proposed addition should increase the value of the property and provide the town with a higher tax income. No town services or employment will be impacted by this addition.*



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

March 22, 2022

James M. Hadley  
28 Bancroft Street  
Pepperell, MA. 01463

Dear Mr. Hadley,

I am in receipt of your Notice of Intent to create an accessory apartment over a proposed 2 car garage addition at your home at 28 Bancroft Street.

Your property is located in the Town residential district. 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. The submitted floor plan shows the total square footage of the accessory apartment will be 576 square feet.

You will need to file an application with the Zoning Board of Appeals for a Special Permit under Sections 3400 and 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,

Bentley Herget, CBO  
Zoning Enforcement Officer

CC: File  
Zoning Board of Appeals



# TOWN OF PEPPERELL

## Board of Assessors

To: Zoning Board of Appeals  
From: Frank Schembari, Administrative Assessor: *MSB*  
Date: March 30, 2022  
Re: Application submitted for the property located at 28 Bancroft Street in the ownership of James M Hadley. The property is shown on Tax Map 37 as Parcel 39-0, and is further described by a Deed recorded at the Middlesex South District Registry of Deeds in Book 78442, Page 305.

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

<u>Owner &amp; Mailing Address</u>	<u>Map &amp; Lot</u>
JAMES M HADLEY 28 BANCROFT ST PEPPERELL, MA 01463	37-39-0
ROBERT J LIBBY 23 BANCROFT ST PEPPERELL, MA 01463	37-2-A
DALE R HARTLING TRUSTEE DALE R HARTLING REVOCABLE TRUST OF 2017 LORI W HARTLING TRUSTEE LORI W HARTLING REVOCABLE TRUST OF 2017 25 BANCROFT ST PEPPERELL, MA 01463	37-2-B
RICHARD P EGAN 4 SIRIUS LN PEPPERELL, MA 01463	37-3-0
TERRY RUSSELL PRESNALL TRUSTEE TERRY RUSSELL PRESNALL REVOCABLE TRUST 30 BANCROFT ST PEPPERELL, MA 01463	37-40-0
SUSAN E REYNOLDS RICHARD KONZ JR 26 BANCROFT ST PEPPERELL, MA 01463	37-42-0

**Parties in Interest: Zoning Board of Appeals – 300'**

Owner & Mailing Address

TIMOTHY F CASEY JR  
KIMBERLY J CASEY  
1 SIRIUS LN  
PEPPERELL, MA 01463

Map & Lot

37-87-0

THEODORE D FILANDRIANOS  
AMANDA P FILANDRIANOS  
8 CASIE LN  
PEPPERELL, MA 01463

33-59-1

REX MICHAEL PIPER  
1110 FAIRWAY DR  
PRINCETON, IL 61356

33-59-11

THOMAS W HAWKINS  
HEATHER A HAWKINS  
32 BANCROFT ST  
PEPPERELL, MA 01463

37-41-0

Affidavit of Owner Occupancy

I/We, James M. Hadley,

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

28 Bancroft Street, Pepperell, MA,

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

Subscribed under the pains and penalties of perjury,

James M. Hadley 4-7-22  
Name Date

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



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Office of the Town Clerk

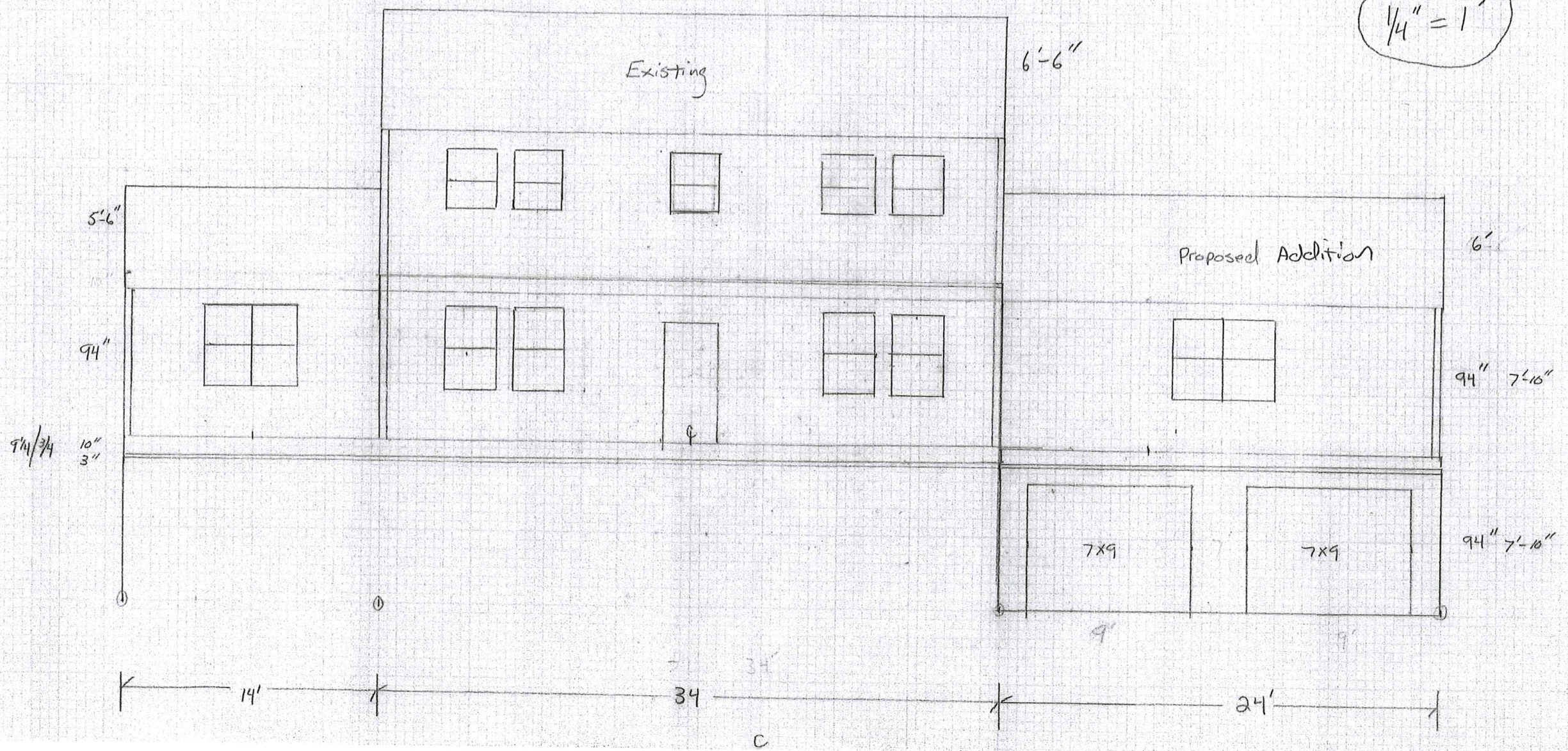
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← North

J Hadley  
28 Bancroft St  
Pepperell, MA 01463

Window RO.  $3\frac{1}{2} \times 5\frac{1}{2}$  (1st)  
 $3\frac{1}{2} \times 4\frac{1}{2}$  (2nd)

$\frac{1}{4}'' = 1'$



James Hadley  
 28 Bancroft St  
 Pepperell, MA 01463

RECEIVED  
 APR 20 2022

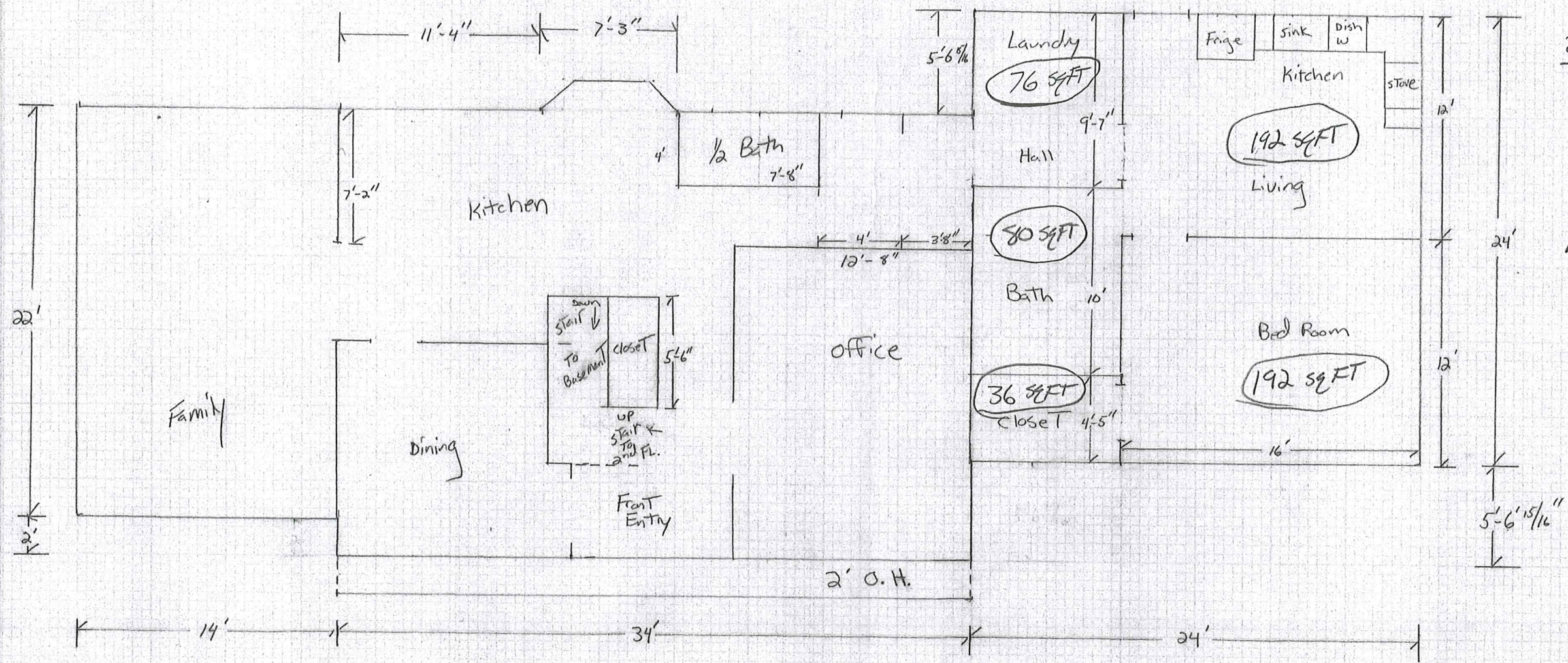
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1/4" = 1'

← North

Existing 1<sup>st</sup> Floor

Proposed Addition



24' x 24' = 576 sqft.  
 Laundry/Hall = 76 sqft  
 Bath = 80 sqft  
 closet = 36 sqft  
 Bedroom = 192 sqft  
 Living/Kitchen = 192 sqft

Bancroft Street

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J. Hadley  
28 Bancroft St.  
Pepperell, MA 01463

1" = 2'

