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Town of Pepperell  
Office of the Town Clerk

## Town of Pepperell Planning Office

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### NOTICE OF PUBLIC HEARING TOWN OF PEPPERELL PLANNING BOARD 40R SMART GROWTH OVERLAY DISTRICT

Pursuant to Massachusetts General Laws, Chapter 40A, Section 5, the Pepperell Planning Board will hold a public hearing on Monday, October 17, 2022 at 6:00 PM concerning the following subject on the Warrant for the November 14, 2022 Town Meeting:

1. To see if the Town of Pepperell will vote to amend the Zoning Bylaw by amending Section 2200 Overlay Districts to include 40R Smart Growth Overlay District (SGOD); amending Section 2300 - Zoning Map; and adding Section 9000 - 40R Smart Growth Overlay District (SGOD) Bylaw. The district is intended to incentivize the creation of new housing units by permitting dense development wherein at least 20% of units are affordable. The district includes two subdistricts: 59 Leighton Street (Assessor's ID 29-158-1), 59A Leighton Street (Assessor's ID 29-187-0), 41A Lowell Road (Assessor's ID 31-18-0), and 37 Nashua Road (Assessor's ID 25-22-1).
2. To see if the Town of Pepperell will vote to amend the Zoning Bylaw by making technical edits to the Zoning Bylaw to move and re-number Section 9000 - Administration and Procedures to Section 10000 - Administration and Procedures; to move and re-number Section 10000 - Definitions to Section 11000 - Definitions.

Please see the Calendar on the Town of Pepperell Homepage (posted 48 hours prior to the Public Hearing) for instructions on how to participate. A copy of the draft articles, and other materials are available for review at the Town Clerk's office or the Planning Board Office at Town Hall, 1 Main Street, Pepperell, MA during normal business hours or on the website at <https://town.pepperell.ma.us/424/Zoning-Articles>. Persons unable to attend may submit comments in writing to the Pepperell Planning Board by Tuesday, October 11, 2022.

Albert Patenaude, Jr., Chair  
Pepperell Planning Board

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