

**Town of Pepperell
Planning Board**
1 Main Street
Pepperell, MA 01463
Phone: (978) 433-0336
E-mail: planning@town.pepperell.ma.us



Planning Board Members:
Albert Patenaude, Chair
David Ganong, Clerk
Casey Campetti, Member
Joyce Morrow, Member
Joan Ladik, Member
Tiffany James, Associate Member

Planning Board Meeting Agenda

Time: 6:00 PM

Date: October 17, 2022

Location: Town Hall, Conference Room A, 1 Main Street, Pepperell, MA 01463

Please join in person at the address listed above or virtually by GoTo Meeting

Details can be found at: <https://town.pepperell.ma.us/calendar.aspx>

All meeting materials can be found at: <https://town.pepperell.ma.us/362/Current-Applications-and-Decisions>

1. Call To Order

2. Consent Agenda:

- Acceptance of Meeting Minutes: October 3, 2022

3. 6:00P.M. - Public Hearing: On Zoning Articles Concerning the Following Subjects on the Warrant for the November 14, 2022 Town Meeting

- a. 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).
- b. 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.

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4. Reports/Correspondence/Discussion:
(Matters may arise that the Chair did not reasonably anticipate)

- a. Planning Updates
- b. Town Meeting

5. Future Meetings:
c. November 7, 2022
d. November 21, 2022

6. Adjournment: