



TOWN OF PEPPERELL
Planning Board
1 Main Street
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MEMORANDUM

TO: Board of Appeals
FROM: Inez Gove, Planning Administrator
DATE: May 9, 2006
RE: ZBA Application No. 06-373 – 40B Comprehensive Permit – 14 Bayberry St.
cc: Town Clerk; Pepperell Natural Resources Association c/o Richard Potts



The Board reviewed the application at their May 8, 2006 Planning Board meeting and offer the following comments:

- The Planning Board feels affordable units are most beneficial to the Town if they are required to be maintained as affordable units into perpetuity.
- There are concerns over the adequacy of the roads serving the site including but not limited to Bayberry St. itself, Heald St. and Chestnut St. Also, concerns with sight distance issues including but not limited to Bayberry St./Heald St. intersection. It is difficult to assess the impact with no traffic study to evaluate. Perhaps it would behoove the Town to hire its own traffic consultant/engineer. The question also arises as to when the applicant's traffic study will be complete and will it be done in time for departments to comment.
- Concerns arise over construction vehicles and the route most suitable to handle said vehicle traffic. Perhaps the Board of Appeals could consider limiting construction traffic to specific routes.
- The Planning Board is very concerned over potential development impacts of the remaining land owned by the developer or his associates. The Board requests, to the extent allowable, provisions be made to plan for future development of the remaining land, i.e., public utilities and site circulation.
- The Planning Board urges consideration of a second access point off of Bayberry St. Providing an easement out to Ashley St. for emergency access purposes leaves the question open as to who will be responsible that the "easement" be kept open and plowed in the case of an emergency. Precious time could be lost in an emergency if the Ashley St. access needed to be used but had to be cleared first.

- The Board of Appeals should evaluate the merits of one true access point to serve 44 units. Again, a traffic consultant would be helpful in this evaluation.
- Is sight distance for the proposed Bayberry St. access adequate?
 - The Planning Board urges there be an “Operation and Maintenance Manual” for any on-site drainage as the site will be privately maintained by an association. Many drainage structures only work as well as the quality of their maintenance. Considering this is in a sensitive area, keeping recharge as clean as possible is vital. Also, it will give the association guidelines in terms of how to maintain their internal drainage system.
 - The Board of Fire Engineers has guidelines for driveways over 250 feet in length which include emergency parking areas as we are serviced by a volunteer fire department where most of the firefighters respond in their own vehicles. If they expect this site to be serviced by the Fire Department, they should make all attempts to accommodate the Fire Department so they may do so.
 - Will there be any restriction on the 16.35 acres of open space? (p. 8, Sec. 5.4) The Planning Board urges consideration of a restriction on the open space to ensure it be maintained into perpetuity as open space especially if it will be “owned” and maintained by a condominium association. Also, this being a sensitive area, open space would be a good idea to buffer against the denseness of the development.
 - In the spirit of helping the Town to fulfill its duty to provide affordable home ownership for our citizens as the applicant states in Section 9.0, p. 12, perhaps they would consider increasing the percentage of affordable units.
 - This is in the Water Resource Protection Overlay District, a very sensitive area, and will be served by a shared septic system capable of serving 88 bedrooms. Perhaps the Board of Appeals could consider a requirement/condition that there be some monitoring wells on site with certain testing requirements to ensure the public water supply nor private wells in the area are not compromised. The Board is not sure what the Board of Health’s nor DEP’s role in approving such a large system would be, but feels monitoring wells would be helpful. It is not likely if this system fails, Town sewer would be brought up there so it would be a good idea to be proactive and have a way to monitor the system in the event that it starts to fail.
 - Requested Exceptions and Waivers
 - ⇒ Sec. 3600/3640 – Point of information – this section of the zoning by-law will expire June 30, 2006.
 - ⇒ Sec. 5000 – Is it possible to give consideration to visitor parking areas?
 - ⇒ Sec. 5300/5320 – The entrance to the site is via a 40 foot wide strip in which there will be a 24 foot wide driveway leaving about 16 feet perhaps 8 feet on either side of the driveway. Signage should be proportionate to the entrance as well as in scale and character to blend into the residential neighborhood. Concerns arise with the sign blocking sight distance not only for the project access but for the abutters at 20 and 24 Bayberry St.
 - ⇒ Sections 5533/5535, 6100, 8100/8123 and 9400 – Again, the Planning Board reiterates that this is a sensitive area and the Board of Appeals should take utmost care to ensure that the developing of this site takes into consideration

the sensitivity of the area and each of these sections of the zoning by-law deals with that aspect of the project.