



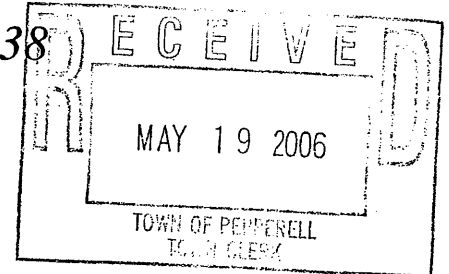
*Town of Pepperell*  
**BUILDING INSPECTOR**

*Pepperell, Massachusetts 01463-1644*

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**MEMORANDUM**



**TO:** Zoning Board of Appeals  
**FROM:** Building/Zoning Department *J. West*  
**DATE:** May 17, 2006  
**SUBJECT:** 40B Comprehensive Permit at 14 Bayberry Street

We do not know how many conventional lots could be derived from this property but after reviewing the 40B proposal for Bayberry Street, we do not favor the high concentration of units in this remote area of town. We bring the following concerns to your attention:

1. The property is located in the Water Resource Protection Overlay District and is a sensitive area.
2. No traffic study was provided to evaluate the adequacy of the access roads to the site, for both construction vehicles and residential use.
3. Pepperell has a volunteer fire department and firefighters and EMS personnel respond in their own vehicles. The department has Guidelines for Driveways over 250 feet and we urge that these guidelines be followed.
4. What guarantee will there be that the emergency access easement remains clear and open? We suggest a second access be considered.
5. Will there be restrictions for homeowners adding additions/accessory structures, in particular fencing, pools, sheds and the like?
6. A waiver is being requested from parking requirements. We recommend an area be provided for visitor parking to avoid on-street parking.
7. The applicant owns other substantial acreage that is not part of this proposal. Only 19.85 acres are being considered for this proposal. Will we be advised of plans for future development of the additional acreage and will any restriction(s) be placed on the 16.35 acres of open space associated with this construction?
8. We would encourage increasing the percentage of affordable units.

06-373

April 14, 2006

Bayberry Enterprise Realty Trust:  
Bayberry Estates  
40B-Comprehensive Permit *Ex: X*

We strongly urge the ZBA to share information received at your public hearings with other town departments.