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By Kathleen Bern at 1:57 pm, Jan 22, 2026

# TOWN OF UPTON, MASSACHUSETTS

## Planning Board

### Planning Board Agenda

Tuesday, January 27, 2026, at 7:00 pm – Room G07 & Remote (Microsoft Teams)

Microsoft Teams [Need help?](#)

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Meeting ID: 297 690 232 308 11

Passcode: pX6mc6t7

Dial in by phone

[+1 469-262-1735,,122643569#](#) United States, Irving

[Find a local number](#)

Phone conference ID: 122 643 569#

### GENERAL BUSINESS:

Approve Previous Minutes (1/13) / Treasurer's Report/ Planner's Report

### AGENDA ITEMS:

Approval Not Required plans – Form A-MGL Ch. 41 Sec. 81P

7:10 130 South St - Public Hearing – Definitive Subdivision for proposed 4 lots

7:20 6-8 Grove St – Public Hearing – Site Plan Review for mixed-use building (requested to be continued to February 10)

7:30 47 Mechanic – Public Hearing – Large Lot Frontage Reduction

Preliminary discussion – possible subdivision on Walnut St

Town Meeting Warrant Article Placeholder – Ground Mounted Solar

Town Meeting Warrant Article Placeholder – ADU Bylaw Review

### PLANNING BOARD DISCUSSION OR ACTION ITEMS:

- Master Plan Update Review
- Fee Schedule Review
- Other topics not reasonably anticipated by the Chair 48 hours in advance.

**\*\* 48 hour notice for meeting of Boards and Committees \*\***

Town Clerk must receive your meeting posting, including agenda, at least 48 hours prior to the meeting.

**The 48 hours notice cannot include Saturdays, Sundays or holidays.**

One Main Street • Suite 10 • Upton, MA 01568  
T : 508.529.1008 • F : 508.529.1010  
[planningboard@uptonma.gov](mailto:planningboard@uptonma.gov)