



TOWN OF UPTON, MASSACHUSETTS

Zoning Board of Appeals

Bill Andrew, Michael Gelb, Eric Rustle, Bob Butler, Bob Humes, Gabriel Young and David Brooks

ZBA Agenda – 8/20/25

Wednesday, August 20, 2025, at 6:30 PM

Little Town Hall Meeting Room 203

Also remote via Microsoft Teams

Microsoft Teams meeting

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Meeting ID: 231 688 739 909 3

Passcode: gu6Fv6Kx

Dial in by phone

+1 469-262-1735, 47877642# United States, Irving

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Phone conference ID: 478 776 42#

Link to Application Materials:

<https://www.uptonma.gov/DocumentCenter/Index/1218>

➤ **Public Hearings Items - Open Meeting**

- **Variance** – 214A North St – Application by Willis & Amy Putney, requesting a variance from the requirements of section 300-10, which requires access only be granted through a lot's legal frontage, for a single-family residential use. Parcel 002-003.01
- **Variance** – 15 West Main St Lots – Application by Bugsby, LLC (Chad Boardman, Manager), requesting a Variance pursuant to multiple provisions under Section 300-6.1 (*Common Driveways*) and 300-10, which requires access only be granted through a lot's legal frontage, of the Upton Zoning Bylaws to allow the common driveway to serve a proposed third building lot. Parcel 019-004.
- **Special Permit** – 38 Shore Dr – Application by Alex & Victoria Wilkinson, requesting a Special Permit under the Provisions of Section 300-3.3 of the Zoning bylaw to allow for the addition of a new deck that does not meet the AR Zoning district setbacks. The existing single-family dwelling is nonconforming with regard to side-yard setbacks. Parcel 032E-049.
- **Special Permit** – 38 Taft St – Application by Clifford & Kathleen Young, requesting a Special Permit under the Provisions of Section 300-3.3/Para. E (2) of the Zoning Bylaw to allow for the removal and replacement of the kitchen (east) wing of the house. Parcel 016-086.
- **Special Permit/Variance - Continued from July Meeting** – 3 Centennial Court – Application by Crandon Realty Trust, requesting a special permit and variance pursuant to Section 7.2 and 3.3 Special permit and dimensional variances. Proposal; includes construction of a five-unit residential structure to be partially located in the area of current pre-existing, non-conforming garage to be razed.

- **Special Permit - Continued from July Meeting** – 33 Milford St – Application by Reina Faria, requesting a special permit pursuant to Section 300-4.2 Note #9 to allow minimum height of a building to exceed 2-stories.
- ***General Business***
- ***Approval of Minutes - July 16, 2025***
- ***Other topics not reasonably anticipated by the chairman 48 hours in advance***
- ***Adjournment***