



TOWN OF UPTON, MASSACHUSETTS

PLANNING BOARD

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By M. Denise Smith at 8:35 am, Oct 20, 2023

Planning Board

Tuesday, October 24, 2023, at 7:00 pm – Room G07 & remote (Microsoft Teams)

Microsoft Teams meeting

Join on your computer, mobile app or room device

[Click here to join the meeting](#)

Meeting ID: 232 954 235 631

Passcode: ez39Uy

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Or call in (audio only)

[+1 469-262-1735,,861604321#](#) United States, Dallas

Phone Conference ID: 861 604 321#

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OPEN MEETING

GENERAL BUSINESS:

Approve Previous Minutes / Treasurer's Report/ Planner's Report

AGENDA ITEMS:

- 7:05 p.m. Public Hearing- Zoning Articles Submitted to Town Meeting Warrant (***Continued from October 10, 2023***)
 - To see if the Town will vote to amend **Town of Upton Zoning Bylaws Section 300-3.1 Table of Principle Uses and Section 200-6.6 Large-Scale Ground-Mounted Solar Photovoltaic Installations** which seeks to allow Large-Scale Ground-Mounted Solar Photovoltaic Installations (LGSPI) in the Agricultural Residential (AR) Zoning District by Special Permit and establish new dimensional requirements and other controls relative thereto.
- 7:15 p.m. Public Meeting- **Request for Site Plan Modification- Kiwanis Beach Parking Lot**
 - To see if the Board will vote to amend Site Plan Approval **condition number six (6)**, which states "use of the parking lot shall not exceed the statement of use in the applicant's December 7, 2015, letter to the Board (Exhibit 4)".

PLANNING BOARD DISCUSSION OR ACTION ITEMS:

- Discussion on the Town's Right to First Refusal-Kelly Farm (***Continued from October 10, 2023***)
- Discussion on the PB's available CMRPC hours & Alternate position (***Continued from October 10, 2023***)
- Discussion on The Preserve at Dean Pond-Paving of sidewalks & general status of project.
- Other topics not reasonably anticipated by the Chair 48 hours in advance.

All Planning Board meeting materials can be found using the following link: [Meeting Materials | Upton, MA \(uptonma.gov\)](#)

**** 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.