TOWN OF UPTON, MASSACHUSETTS

Zoning Board of Appeals

ZBA Agenda – 11/19/25

Wednesday, November 19, 2025, at 6:30 PM
Little Town Hall Meeting Room 203
Also remote via Microsoft Teams

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Meeting ID: 216 166 802 225 8
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Link to Application Materials:
https://www.uptonma.gov/DocumentCenter/Index/1231

Public Hearings Items - **Open Meeting**

- ❖ **Special Permit –** 7 West Main St – Application by Steven Borst of 7 West Main St seeking a Special Permit pursuant to Section 3.3.3, to replace a shed that is on the property. Requesting to reverse the direction of the existing roof to rotate 180 degrees as well as raise the corners by 18 inches. Parcel 019-006.
- ❖ **Variance –** 56 Shore Dr – Application by Queenie Li & Lifeng Lin, owners requesting a Variance pursuant to Section 300-4.2. Seeking relief from the required minimum front and side yard setbacks allowing a proposed 30x14 deck. Parcel 032E-064.
- ❖ **Special Permit –** continued from October meeting - 73 Crockett Rd – Application by Kathy Kessel & John Dennis, requesting a Special Permit pursuant to Section 300-7.6.B(2). Seeking a special permit for an existing Accessory Apartment which exceeds the 900Sf for ADUs. Parcel 013-042.
- ❖ **Special Permit –** 73 Crockett Rd – Application by Kathy Kessel & John Dennis, applicant for owner Jill & William Lawson requesting a Special Permit pursuant to Section 300-3.3. Seeking a zoning setback variance to allow expansion of existing footprint of the home by an area of 18x8. The rear setback will remain the same as is, and the side setback will also remain approximately the same as currently which is less than 30'. Parcel 013-042.

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- ***General Business***

- ***Approval of Minutes –*** *October 15, 2025*

- ***Other topics not reasonably anticipated by the chairman 48 hours in advance***

- ***Adjournment***