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By M. Denise Smith at 11:59 am, Nov 26, 2025

TOWN OF UPTON, MASSACHUSETTS

Zoning Board of Appeals

ZBA Agenda – 12/17/25

Wednesday, December 17, 2025, at 6:30 PM

Little Town Hall Meeting Room 203

Also remote via Microsoft Teams

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Meeting ID: 272 355 446 324 10

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Phone conference ID: 440 256 363#

Link to Application Materials:

<https://www.uptonma.gov/DocumentCenter/Index/1231>

Public Hearings Items - Open Meeting

- ❖ **Special Permit (Variance) continued from November Meeting** – 56 Shore Dr – Application by Queenie Li & Lifeng Lin, owners requesting a Special Permit pursuant to Section 300-3.3. Seeking relief from the required minimum front and side yard setbacks allowing a proposed 30x14 deck. Parcel 032E-064.
- ❖ **Administrative Appeal** – 87A North St - American Tower Asset Sub, LLC on behalf of Casa Builders and Development Corp appeals Conditions imposed in Planning Board Decision entitled – Minor Site Plan Change Approval. Pursuant to Section 300-9.2(b)(3); Massachusetts General Laws Chapter 40A Section 8; and the federal Telecommunications Act of 1996 and the federal Spectrum Act. Parcel 001.008

➤ ***General Business***

➤ ***Approval of Minutes – November 19, 2025***

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

ZBA Rules & Regulations for conduct of hearing

Signature stamp approval for registry of deeds

➤ ***Adjournment***