

Planning Board
Minutes
April 25, 2023

Present: Tom Davidson, Chair
Gary Bohan, Vice Chair
Paul Carey
Kathy Robertson, Clerk
Margaret Carroll, Treasurer
Bill Tessmer, Associate Member
Staff: Grace Brownell, Mike Antonellis

Meeting called to order at 7:00 p.m.

GENERAL BUSINESS:

- 1) April 11, 2023, minutes approved as amended. Voted 5-0 in favor. A brief discussion took place on adding a document list to meeting minutes. The Board Clerk and Administrator will work together on this to determine how best to proceed.
- 2) Treasurer's Report: Nothing new reported.
- 3) Planner's Report:
 - i) Town Planner plans to work on maintaining compliance with MBTA Communities mandate with CMRPC. Planner reported he will meet with Tighe & Bond, Town Manager, and DPW director regarding the next round of MassWorks Grants to fund the extension of the sewer and water lines along Milford Street to proposed Governor's Landing project.
- 4) Review of ANR for Lot 11 and Lot 11A off East Street-. Chairman noted two components are missing: (1) straight line frontage measurement, and (2) lack of information indicating that the proposed dwelling met the 80% frontage requirement for the district in which it is located. Neither the applicant nor a representative was at the meeting to speak to the proposal or respond to Board questions. Motion made to deny endorsement of ANR due to nonconformance with zoning bylaws. Voted 5-0 in favor of non-endorsement.
- 5) Garner Girls Sawmill Discussion: The owners of a small sawmill sought clarification and guidance on their responsibilities as owners of a small business operating on 162A Main Street. Sawmills are not explicitly referenced in the bylaws. The board determined that the sawmill is a light manufacturing use operating in a General Business and Industrial zone and is subject to a special permit under the Zoning Board of Appeals, with no site plan review from the Planning Board required.
- 6) Regular meeting suspended at 7:27 p.m. Public hearing on East Street Estates continued from April 25, 2023, was reopened. Motion made to continue public hearing on East Street Estates until May 23rd, 2023, at 7:05 p.m. and decision deadline to take place June 13, 2023. Voted 5-0 in favor. Regular meeting resumed

7) Motion made to continue public hearing on Governor's Landing for May 23, 2023, at 7:13 p.m. and extend decision deadline for June 13th, 2023. Voted 5-0.

8) Brief discussion on Town Meeting Warrant Article 37. Motion made to recommend unfavorable action on Article 37 with split vote of 3-2.

9) Motion made to cancel May 9, 2023 meeting due to conflict with Upton Town elections. Next meeting scheduled for May 23, 2023. 5-0 voted in favor.

10) Meeting adjourned at 7:51 p.m.

Document List: <https://ma-upton.civicplus.com/DocumentCenter/Index/495>