

Planning Board  
June 13, 2023

Present: Katherine Robertson, Chair  
Kenneth Raye  
Thomas Davidson  
Paul Carey  
Margaret Carroll

Called to order 7:00 p.m.

1. Prior meeting minutes approved unanimously.
2. Treasurer's Report given.
3. Request for 6 month extension of Special Permit – large lot frontage reduction, 0 North Street and Westboro Road. Applicant Sean MacDonald has a buyer who needs additional time. It took until August 2022 to get conservation approval and then real estate market turned. Now have a ready buyer.

Moved to grant the extension and re-endorse the Board's original decision (the original decision wasn't recorded and has been lost) – Approved unanimously.

4. Re-opened public hearing on Governor's Landing at 7:14 p.m. Applicant requested continuance to July 11 and to extend the "shot clock" to July 31.

Approved unanimously – Rescheduled to July 11, 2023 at 7:05 p.m.

5. Planner's Report –
  - A. Four grant applications submitted including for (i) sewer line down Route 140; (ii) site readiness regarding the former Holy Angels; (iii) \$30,000 grant for MBTA Community Planning; (iv) Mass. Downtown Initiative for consulting services.
  - B. MBTA Communities – working on Compliance Model.
  - C. Additional discussion regarding status of Housing Production Plan, 40B project, ZBA special permit hearing regarding sawmill, and procedure for staff evaluations.
  - D. Solar Bylaw – an owner of property in the AR zone opened a discussion with the Town Planner about a possible large scale solar farm. Would not be allowed under current bylaw. Question as to whether the Town would be interested in reviewing the bylaw relative to solar farms.

The planner will invite the landowner to a future meeting.

The board may also investigate whether there is interest in expanding the Town's cannabis bylaw to allow retail.

E. Discussion regarding 2 Dogwood Avenue easement. There had been trees planted in the easement. The Conservation Commission is looking into it.

Adjourned 8:24.

Document List: <https://ma-upton.civicplus.com/DocumentCenter/Index/481>