

Planning Board
June 27, 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. Planner's report given.

Bank of America will replace lights at ATM. Does not trigger site plan review.

ZBA voted to approve Special Permit for Governor's Landing.

ZBA voted to approve Special Permit for Garner Girls Sawmill on Route 140.

Town approved for \$30,000 grant for technical planning assistance for MBTA Communities and inclusionary zoning planning.

4. Discussion regarding VFW and Community Center Parking – Dave Kennedy of VFW asked about the parking to add spaces. Dennis Westgate from DPW and Building Committee stated that there has been discussion regarding parking:
 - Safety concerns regarding egress – possible fix with one way entrance closest to Community Center. Can be done with paint and signs.
 - Want to move handicap spot closer to Senior Center entrance. May add a handicap spot.
 - Compliance issues: on VFW side the handicap signs are not permanently affixed. They will be. Where the van drop off is the lines need to be re-painted. They will be.
 - May be able to add spots by ball field. Would result in a net gain of approximately 5 spots with the handicap spot changes.

The Building Committee will engage a firm to design the changes and will come to the Planning Board for modification of the as-built plan.

5. Reopened public hearing on East Street Estates at 7:41 p.m.

Applicant requests a continuance to August 22 and to extend the shot clock to August 31, 2023. The Town Planner stated that the potential cost of the wall may make the project unfeasible as planned. The Planner informed the applicant that this would likely be the last continuance granted.

Mr. Carey suggested that the Board have a rough draft for a decision on August 22.

Motion to continue to August 22 at 7:15 p.m. and extend the shot-clock to August 31 approved four to one.

6. Discussion with Rick Morrell and engineer, Sean Malone, regarding a potential zoning change for property off South Street (sand pits). Proposal is to re-zone a portion to Commercial Industrial, allowing for three residential lots as well, zoned Agricultural Residential.

Discussion regarding the benefits of changing the zoning of the parcel, or allowing solar in A/R over a certain size (e.g., 40 acres or more) by a change to the use chart.

Applicant will return July 11 to continue the discussion.

7. Discussion with Will Marquis regarding zoning change on Kiwanis Beach Road. One side of the road is SRB, but their side is A/R.

They would like to re-zone to SRB to allow them to get 3 house lots versus 2 lots.

They would be willing to consider donating some land to the town for Kiwanis Beach parking.

The Board discussed several challenges and options. Mr. Marquis will consider the Board's comments and may return.

Adjourned 8:46 p.m.

Document List: <https://ma-upton.civicplus.com/DocumentCenter/Index/491>