

Planning Board  
August 22, 2023

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

Called to order 7:23 p.m.

1. Prior meeting minutes approved unanimously.
2. Pickleball Court at Cobbler's Creek - request by developer (John Burns) to remove the courts shown on the plan.

Town Planner believes this is a minor modification to the site plan.

Mr. Carey moved, Ms. Carroll seconded to approve a minor modification to remove the pickle ball courts with the developer to provide an amended plan. Approved unanimously.

3. Continued public hearing on Governor's Landing. Draft decision presented to the Board.

Review of the draft decision prepared by the Town Planner with input from the developer.

Questions and changes suggested by the Board. The applicant agreed to the changes.

The applicant agreed to extend shot clock to September 27. Moved by Mr. Carey and seconded by Ms. Carroll to close the public hearing. Approved unanimously (4-0; Mr. Raye did not vote on this matter).

Moved by Mr. Carey and seconded by Ms. Carroll to accept the applicant's request to extend shot clock to September 27, 2023. Approved unanimously (4-0).

Moved by Mr. Carey, seconded by Mr. Davidson to approve the Special Permit and sign the decision with the conditions and changes discussed. Approved unanimously (4-0).

4. Reopened public hearing on East Street Estates. Mr. Carey moved and Ms. Carroll seconded to approve the applicant's request to withdraw the application without prejudice. Approved unanimously (4-0; Mr. Raye did not vote on this matter).
5. Discussion – Rushford & Sons, Brian Goodman – real estate is owned by a separate entity. They are considering subdividing the property.

The Board noted that there may be insufficient frontage. There may also be an issue with losing parking – 3 spots used for the brewery are on the two-family lot.

6. Discussion regarding possible modification of zoning bylaw to allow solar in Agricultural Zone. Members of the Board discussed pros and cons.

The Town Planner will work on a revised draft of possible revisions.

7. Discussion regarding Lots 3 and 4, Westboro Road. Taniel Bedrosian bought the lots. He is looking to move the driveway. The approved plan has two separate driveways and the applicant wants to move them next to each other, separated by 2 feet of crushed stone. The Board believed that this was an issue for the building inspector, not the Planning Board.

8. The Town Planner discussed possible changes to the table of uses in the Economic Development Zone. Some uses that are allowed by special permit may be more appropriate as by right, or vice versa.

Adjourned at 8:56 p.m.

Document List: <https://ma-upton.civicplus.com/DocumentCenter/Index/467>