

Planning Board  
September 12, 2023

Present: Katherine Robertson, Chair  
Kenneth Raye  
Thomas Davidson  
Paul Carey  
Michael Antonellis, Town Planner  
Grace Brownell, Admin. Assistant

1. Prior meeting minutes approved unanimously.
2. Treasurer's Report given.
3. Town Planner's Report given.
  - ZBA voiced support for loosening requirements for accessory apartments.
  - The State has amended the MBTA Communities requirements to allow mixed use.
  - A resident raised concerns to the Town Planner regarding the use of shipping containers as a residential shed. The building materials cannot be regulated, but most comply with setbacks, etc.
  - Discussion regarding Town website redesign. Ms. Brownell prepared a draft Mission Statement.
4. Public Hearing – 108 Grove Street, Robert Knapik for the Applicant. Large Lot frontage reduction application.

Board had questions regarding the extent of property subject to the application. The Board indicated that all land west of the railroad tracks would be part of the Large Lot.

Scott Richardson, a neighbor, spoke in favor of the project.

Moved to close the public hearing. Approved unanimously.

Moved to approve with condition that no land west of the railroad tracks shall be further subdivided. Approved unanimously.

5. Governor's Landing – Draft decision reviewed. Mr. Davidson raised an issue with language regarding the "overland" utilities route. Mr. Carey indicated he believed the language sufficiently protected the Town's right to require the utilities over Route 140.

Mr. Carey proposed a modification to Section 23(d).

Moved to approve the decision as amended. Approved unanimously (Robertson, Davidson, Carey).

6. Discussion regarding Large Scale Solar Bylaw Change.

Proposed change would allow solar facilities in A/R Zone.

The Board did not have an official position but discussed holding a public hearing to get the public's input.

7. Discussion regarding a potential bylaw change to change the table of uses regarding personal services.

The Board will hold a public hearing on the proposed change.

8. The Town Planner will proceed with the RFQ regarding MBTA Communities.

Adjourned at 8:46 p.m.

Document List: <https://ma-upton.civicplus.com/DocumentCenter/Index/343>