

Planning Board
September 26, 2023

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

1. Prior meeting minutes approved unanimously, 3-0 (Mr. Carey joined after item 2 below).
2. Treasurer's Report given, and mailing expenses approved.
3. Town Planner's Report given.

Town is preparing for Town Meeting. EDC is seeking members. Board has not appointed a CMRPC delegate.

4. ANR Plan – 10 Kiwanis Beach Road. The Town Planner confirmed that the plan had a surveyor's stamp. Approved unanimously.
5. 108 Grove Street Special Permit. Decision drafted and reviewed. Motion to sign approved unanimously.
6. Right of First Refusal – Kelly Farm Property.

Two-acre parcel to be carved off by family. The Town has right of first refusal. The Town Manager has informed the Town Planner that the right of first refusal period has not been triggered. No action taken by the Planning Board.

7. Discussion regarding 57 Main Street 40B Application.

A number of citizens attended, both in person and by Zoom.

The Chair explained that the Board is not the reviewing authority – we have merely been asked for any comments we may have for the ZBA.

The Chair pointed out that this Board hasn't done due diligence on the project. A ZBA hearing is set for October 18.

The Board made general comments on the project.

Mr. Carey stated he believed the Board had sent a general letter of typical concerns with respect to the 149 Main Street project and a similar letter may be appropriate.

Mr. Antonellis will look for that letter in advance of the Board's October 10 meeting.

The Board heard comments from the public which included concerns regarding –

Noise, light, neighborhood character, size of the project, compliance with conservation laws, increased traffic in proximity to the school, traffic safety, drainage impact, impact on the water supply, impact on wildlife, clear cutting, blasting impacts, lighting impact, height of building, impact on schools, impact on property values, impact on rural character of the town, impact on the school system.

The Board will work on a letter to the ZBA regarding issues the ZBA should consider when reviewing the application.

Mr. Antonellis discussed the likely timeline for a 40B project approval or denial.

Adjourned at 8:17 p.m.

Document List: <https://ma-upton.civicplus.com/DocumentCenter/Index/354>