

Planning Board  
October 10, 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.
2. Treasurer's Report given. No pressing matters.
3. Town Planner's Report given.
  - There is State funding to study potential re-use of Holy Angel's property.
  - The ZBA will hold a meeting on the proposed 40B project.
4. Public Hearing – Proposal to amend Table of Uses to allow Solar Projects in A/R Zone.

Town Planner gave background and overview.

The Board received input from other town stakeholders.

Discussion and questions by the Board and public including –

- Concern that a bylaw change is all or nothing and the A/R Zone will not be adequately protected
- Agricultural land would be subject to conversion to solar
- Appropriate size of parcels
- Availability of 3-Phase Power, now and in the future
- Rules and regulations to be amended
- Decommissioning bond required
- Need for approvals by other boards as to matters within their purview
- What are the benefits to the Town
- Environmental impacts, both positive and negative
- Availability of town-owned land.

Public hearing continued to 10/24/23 at 7:05 p.m.

5. Public hearing to amend Table of Uses to allow “Personal Services” and “Amusements” by right. Summary by the Town Planner. The article is supported by the Economic Development Committee.

Limited comments by the Board and none by the public.

Public hearing closed.

Motion to recommend to Town Meeting.

Approved unanimously.

6. Public hearing for change to bylaw, replacing “Board of Selectmen” with “Select Board”. Summary by Town Manager Joseph Laydon.

No comments by the Board or the public.

Public hearing closed.

Motion to recommend to Town Meeting approved unanimously.

7. Discussion on letter to ZBA regarding proposed 40B project.

Discussion regarding the limits on the Board’s role in the 40B project.

Two members of the public expressed thanks for the Board writing the letter.

The Board had comments to the letter. The revised letter will be sent by the Chair.

8. Discussion regarding Kelly Farm-possible sale and Town’s right of trust refusal.

The Board was informed that the letter received did not trigger the right of first refusal.

9. 84 Grove Street – request to remove a lot from 61A land. The Board is asked to recommend whether or not the Town should exercise its right of first refusal.

Motion to recommend against exercise of right of first refusal approved unanimously.

10. Discussion regarding CMRPC hours – Mr. Carey asked if the Board had CMRPC hours left.

Approximately 12 hours available.

Ms. Carroll suggested asking CMRPC for information on solar bylaws.

Ms. Robertson noted that Affordable Housing Trust had a need for support.

11. Discussion regarding lack of alternate member.

Town Manager noted the position has been posted.

Meeting adjourned.

Document List: <https://www.uptonma.gov/DocumentCenter/Index/375>