

ARTICLE: To see if the Town will vote pursuant to M.G.L. Chapter 40A, Section 5 to amend the Zoning By-Laws by making various changes to certain uses, as indicated below, in Section 3.1, Table of Principal Uses, Table A - Table of Principal Uses By District or, to take any other action relative thereto.

3.1.3 Table of Principal Uses: See Table A, below.

Table A – Table of Principal Uses By District										
	Principal Use	SRA	SRB	SRC	SRD	AR	GB	C&I	MGF	
30	Showroom for building supplies, including plumbing, heating and ventilating equipment, with storage limited to floor samples only.	N	N	N	N	N	BA PB	BA PB	N	
31	Showroom for boats, trailers, trucks, farm implements, or machinery, with no repair services.	N	N	N	N	N	BA PB	BA PB	N	
38	Establishment for the repair or storage of trailers, trucks, farm implements, or machinery. (SEE note 3)	N	N	N	N	N	N	BA PB	N	
39	Trucking terminal or motor freight station.	N	N	N	N	N	N	BA PB	N	
40	Storage facilities and warehouses. (SEE note 6)	N	N	N	N	N	BA PB	BA PB	N	
41	Plant for light manufacturing or packaging.	N	N	N	N	N	N	BA PB	N	

Background Note:

Y = Permitted as of right

N = Prohibited

BA = Special Permit/Board of Appeals

PB = Special Permit/Planning Board

BACKGROUND: This proposed zoning amendment is consistent with the Upton Master Plan which states that, “any use that would have the potential to have a moderate to heavy use impact on the surroundings or environment should only be permitted by a Special Permit from the Planning Board” (page 21). In particular, the six uses identified above have been selected as a reasonable first step in implementing this Upton Master Plan recommendation based on the following criteria:

1. These particular uses would likely have a moderate to heavy use impact on the surroundings or environment.
2. These particular uses already require a Special Permit, therefore no additional zoning regulatory approvals are being introduced.

3. These particular uses would also likely require Site Plan Approval from the Planning Board. Therefore, shifting the Special Permit process from the Board of Appeals to the Planning Board would streamline the zoning permitting process for applicants by reducing the interface from two town boards to one town board.
4. These particular uses were just recently changed (circa 2006) from “permitted as of right” to “special permit/board of appeals” and to date, there have not been any special permit applications received for any of these particular uses. Therefore, changing the special permit granting authority to the Planning Board would not disrupt any long-standing traditional town permitting policies.