



TOWN OF UPTON, MASSACHUSETTS

Code Enforcement Department Zoning Board of Appeals

Minutes from ZBA meeting October 19, 2022

In-person and Remote meeting (Microsoft Teams)

Members present: Ted Briggs, Bill Andrews and Eric Reustle

Associate Members present: Robert Humes

Town Planner: Paul Dell'Aquila

Administrative Clerk: Amy Bonina

Meeting opened at 6:30 pm

84 High St – Setback relief– Mr. Andrews recused himself so that he could present the reasons for variance. The board granted a variance to allow a house to be built in the back of the property past the split zoning line and the 80% lot width line. The house can be built in the outlined area in the plan that was submitted.

Governors Landing Proposal Update – A new plot plan was discussed and reviewed. The board did not have any objections to the new plan and we continued the hearing to the 21 of December meeting. All members voted unanimously for the continuance.

27 James Road – 40B Project - Mr. Briggs recused himself and Mr. Andrews was acting chair. Discussion ensued over the late arriving waivers. Mr. Andrews wants the waiver list to be very specific. The current waiver is asking for blanket relief with no details. Counsel supported that request. The applicant has not yet submitted payment for the peer review. We will ask Denise to reach out to the applicant. The board unanimously voted to employ the peer review company Stantec. Stantec submitted a proposal which we agreed to. The builder needs to provide funding for this review which has not been received. Because of the late arrival of plans and waivers more time needs to be allowed for the members to review the material. The board agreed to forward the current plans to the conservation commission and the planning board for comment. The other boards do not have regulatory control over this project but their expertise has been sought in the past on 40B projects and their expertise is appreciated.

Finally we had a sad goodbye to our Town Planner Paul Dell'Aquila. Paul has been a wonderful asset to the town boards. His knowledge and experience were exceptional. Best wishes Paul.

Time not provided - pm motion to adjourn the meeting approved by unanimous roll call vote of the Board.