



## TOWN OF UPTON, MASSACHUSETTS

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### Code Enforcement Department Zoning Board of Appeals

#### Minutes from ZBA meeting February 16, 2022

##### Remote meeting (Microsoft Teams)

Members present: Richard Desjardins and Bill Andrews

Associate Members present: Bob Humes and Eric Reustle

Town Planner: Paul Dell'Aquila

**Meeting opened at 6:30 pm** – Richard Desjardins, Acting Chair

Public hearing notice read by Denise Smith, Assistant

**6:30 pm – 71 Hopkinton Rd** application of Leonardo Parreira/71 Hopkinton Road Realty Trust for a special permit to allow a roofing & siding business on this property. Mr. Parreira stated he has 10 employees and 8 vehicles, trucks and trailers. There will be no clients on this property just wants to be able to store his equipment and materials there.

Bill Andrews clarified that no work will be conducted on this site it is just equipment. Mr. Parreira said this property is a central location for his work and is ideal for storage. Richard Desjardins asked if any comments or questions were received from abutters in the office. Denise Smith stated none were received. Meeting opened to abutters to ask questions.

Glen Fowler of 52 Cider Mill Ln stated concerns about changes to the residential character of the neighborhood; can there be limits or restrictions to the special permit. Members stated yes the Board can place conditions as to what is allowed.

Mr. Parreira said he plans to store all materials inside; he is fixing the property and structures so as to improve the area; wants to keep everything behind the buildings so won't be ugly and visible from the street.

Bob Humes stated that having the property occupied and repaired is preferable to having it be empty.

Bill Andrews made a motion to allow a special permit for Leonardo Parreira/71 Hopkinton Road Realty Trust for a roofing business at 71 Hopkinton Rd with the following conditions: all materials are to be stored inside, no pallets outside; and no crew/employees are to be there no later than 3 hours after dark, no noise at night. Seconded and made unanimous. Approved per vote of the Board: BA-Y; BH-Y and RD-Y. Also noted there is to be no signage.

##### Discussion Items:

- Erik Johnson of 14 Fay Mountain Rd, Grafton owns 33 acres in Upton and is exploring the idea of growing cannabis, entirely indoors, on this property. Board stated he should start with the State to see about that process prior to talking further with the Town.
- David Schmidt of 104 Grove St is returning to the Board per the requirement of the previously approved special permit to discuss impacts of his farm stand. Chief Bradley of the Upton PD sent an

email stating there were not incident reports or complaints in the police logs. Richard Desjardins requested that ZBA send a letter to the Chief specifically asking to have an officer monitor or investigate the location. DS will work with Mr. Desjardins on drafting a letter.

Reviewed meeting minutes from 1/19/ 2022; motion to accept the minutes was made & seconded; Motion passed unanimously by roll call vote: BA-Y; BH-Y and RD-Y.

Motion to adjourn at 7:15 pm

Minutes approved 3/6/22