



TOWN OF UPTON, MASSACHUSETTS

Code Enforcement Department Zoning Board of Appeals

Minutes from ZBA meeting August 18, 2021

Town Hall Room 203

Members Present: William Andrews, Stedman Briggs, Richard Desjardins

Associate Member Present: Robert Humes

Town Planner: Paul Dell'Aquila

Meeting Opened at 6:30 PM

The meeting minutes of July 21, 2021 were approved as written. Richard Desjardins made a motion to accept and the motion was seconded by Ted Briggs for Majority vote.

Ted Briggs, Chair, read the public hearing notices for 22 Walnut St and 7 Maple St.

22 Walnut St – Barbara Webster & Richard Tannen requesting a Variance to allow an additional garage door on a proposed addition to the existing detached garage. This increases the number of garage doors to 4 on the property. After a brief discussion and a review of the architectural plans, Bill Andrews made a motion to approve the Variance for an additional garage door, with the stipulation that the structure be built in accordance with the architectural plans reviewed. Applicants will provide an electronic copy of the plans to be maintained in the file. The motion was seconded by Richard Desjardins and made unanimous by Ted Briggs.

7 Maple St – Luciano Souza requesting a variance to add a second floor to the preexisting non-conforming house located at 7 Maple St and adding a 2-car garage on the right side of the house. Richard Desjardins requested historical information on the property from the Code Enforcement Dept. Diane Judd was able to provide a brief synopsis of what had transpired from the issuance of the previous building permit on 6/8/21 to its revocation on 6/30/21. There was an in-depth discussion regarding clarification of what was being built, how it was being built, and ensuring it would be on the same footprint as the previous dwelling. A motion was made by Richard Desjardins to approve the Variance with the added restriction that the Contractor provide a 1st floor framing plan to the Code Enforcement Dept. and that it be approved by Code Enforcement prior to the Variance taking effect. The motion was seconded by Bill Andrews and made unanimous by Ted Briggs.

Motion to adjourn at 7:05 PM.

Minutes approved: 10/20/2021