



TOWN OF UPTON, MASSACHUSETTS

Code Enforcement Department

Zoning Board of Appeals

September 16, 2020 @ 6:30 PM -- Remote meeting (gotomeeting.com)

Members participating: Bill Andrews, Richard Desjardins, Ted Briggs

Associate Members Participating: Bob Humes, Eric Reustle

Minutes transcribed from hand-written notes taken by Denise Smith, Department Assistant.

6:30 PM: Meeting opened; Denise Smith read the following:

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor's March 15, 2020 Order concerning imposition on strict limitations on the number of people that may gather in one place, meetings in the Town of Upton are being conducted via remote participation to the greatest extent possible. No in-person attendance of members of the public will be permitted, but every effort will be made to ensure that the public can adequately access the proceedings as provided for in the Order.

Bill Andrews read hearing notice as Chairman Ted Briggs had not yet signed on to the meeting.

6:35 PM 158 Glenview St – Mariana & Georgios Vasilakeris explained their application for a special permit for an in-law apartment they want to build onto a new house they are building at 158 Glenview St. Mariana stated that they meet the criteria of the bylaw except they want to the apartment will be a little bigger. Richard Desjardins explained this apartment can be for in-law use and that the special permit is only granted to the owner of the property. Mariana Vasilakeris stated they have purchased the property and are the current owners. Bob Humes expressed the same comments as RD.

Eric Reustle made a motion to approve the special permit for Mariana & Georgios Vasilakeris for construction of an in-law apartment at 158 Glenview St as shown on the plan presented; Richard Desjardins seconded; DS asked for clarification in the decision as to the size of the apartment. Mariana Vasilakeris stated that actual size is 1,320 sf. Motion was amended to include a variance to allow the size per the plan. Motion to approve was seconded and made unanimous Bill Andrews. Roll call vote: BA-Y, RD-Y and ER-Y

6:40 pm 63 Glen Ave – Michael Dryden of Allen Engineering representing the owners, Lauren Oles and Kyle Van Offeren, explained that they are asking to build an in-law apartment on the existing home. It meets all criteria except the front setback which due to the topography and location of the existing home they are asking for a setback of 31.5 feet (40 is the requirement). They are at the top of the slope and won't be seen from the street. Richard Desjardins expressed concerns with the slope but Mr. Dryden explained it is buildable. Bill Andrews agreed it looks the most reasonable place given the location of the pool and septic system.

Eric Reustle made a motion to approve the special permit and variance as requested by Lauren Oles and Kyle Van Offeren as shown on the plan; Richard Desjardins seconded and Bill Andrews made unanimous. Roll call vote: ER-Y, RD-Y and BA-Y

6:50 Motion to adjourn; approved by roll call vote: BA-Y, RD-Y and ER-Y.

Minutes approved October 21, 2020 (remote meeting)
