



TOWN OF UPTON, MASSACHUSETTS

Code Enforcement Department Zoning Board of Appeals

February 19, 2020 @ 6:30 PM
Upton Town Hall, Room 203

Members present: Ted Briggs, Bill Andrews
Associate Members Present: Bob Humes, Eric Reustle

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

6:30 PM: Meeting opened; Hearing Notice read.

32 Warren St – Linda Moore application for variance for side setback; existing structure is only 2 feet from the side property line; need a variance of 8 feet. Will keep the existing footprint for a 1-story single family home on a slab w/ no basement. Building is pre-existing non-conforming. The direct abutter (Hopkins) is not in favor of this variance. Applicant stated that she is not changing the exterior. Keeping the existing detached garage in front for this residence. No commercial use.

Bill Andrews made a motion to grant Linda Moore, 108 Grove St, Upton a variance relative to side setback of 8 feet for the existing building located on the property at 32 Warren St. No change to the footprint of this structure. The motion was seconded by Eric Reustle and made unanimous by Ted Briggs.

113 Main St, Double Bubble Laundromat – Steven Lobisser, 35 Maureen Way, Millville MA application for special permit for temporary sandwich board signs. Signs to be placed outside during hours operation - M/W/F & Sat 8 – 3. Trying to bring in additional business; landlord is supportive. Signs will be 24" x 36" A-frame style (6 sq ft).

Bill Andrews stated safety concerns as site lines could be affected.

Ted Briggs suggest that because this is a special permit, we could allow these signs to be placed for a couple months then review to see if any problems; and have the Police and/or DPW check for best location (site line).

Bill Andrews made a motion to allow Steven Lobisser to place 2 signs for a 6-month period; and to discuss with Police Chief & DPW Dir the location for site line safety. Motion seconded by Eric Reustle and made unanimous by Ted Briggs.

Motion to pass over the application for 42 Walnut St as no action by the applicant – 2nd & approve.

General Items:

Discussion with Sara King regarding senior housing community. She would like to build a unique community for communal living with private rooms; independent living and care. She has not yet found a location but looking for feedback on the 5-acre requirement in the bylaw; would the ZBA entertain a smaller site. Mentioned Elder Congregate Living which is allowed in State regs.

Board stated this is an interesting concept. More information would be needed and all necessary applications and permits would be required.

Motion to accept meeting minutes from Oct. 16, 2019 & Nov. 20, 2019 – 2nd & approved unanimously.

7:30 PM – Motion to adjourn 2nd & approved unanimously.

Minutes approved: **May 20, 2020 (remote meeting)**

Roll call vote: Ted Briggs – Y
Bill Andrews – Y
Eric Reustle – Y