

Planning Board  
April 27, 2021

Present: Margaret Carroll, Chair  
Paul Carey  
Thomas Davidson  
Gary Bohan  
William Tessmer

Called to order 7:00 p.m.

1. Previous meeting minutes approved 4-0 (roll call vote).
2. Treasurer's report given. Moved to authorize chair to sign \$200 Stantec voucher 4-0 (roll call vote)
3. Office report given.
4. Meeting suspended and public hearing opened at 7:08 p.m. for request for Common Drive off Mendon Street by Margaret Sieber.

Margaret Bacon, Engineer, presented the proposal seeking common driveway for 2 lots to minimize wetlands impact.

Will construct to town road standards but for a hammerhead turnaround at end as opposed to a 100-foot radius turning circle.

No comments yet from police or fire.

Question from the board as to rights and duties to each lot to access and maintain the entire driveway and turnaround.

Both lots should be benefitted and burdened to use and maintain.

Builder, Scott Butler, from Wescott Homes, stated it would be deeded that way.

Board would like to review deed, easement, police and fire approvals.

Discussion of reviewing engineer's comments.

Most comments appear to have been addressed.

Ms. Baker states that comment #6 – grade of driveway- has been addressed.

The applicant will review a couple of comments with the reviewing engineer. Applicant will also appear before conservation.

Abutters Rand Refrigeri and his wife raised concerns regarding work within the wetlands. Ms. Carroll noted that the concern was best addressed by the Conservation Commission.

Also concern with wetlands crossing – again, an issue for Conservation.

Also concern that cutting trees could weaken other trees.

The concern is beyond the Board's control.

Jennifer Burke raised a similar concern regarding tree removal.

The builder will discuss taking down trees with Ms. Burke.

Abutter, Matthew Patel, raised concerns regarding equipment traffic and parking.

The builder acknowledged that no vehicles would be on neighboring property. During paving, they may need permission to park on railroad property or get a police detail.

Motion to close public hearing approved 4-0 by roll call vote.

5. Public meeting rejoined at 7:42 p.m.

6. Public hearing opened 7:42 p.m. on Azalea Lane Street Acceptance.

There is still an issue of an appropriate easement for Town maintenance.

Dennis Westgate –DPW Director- stated that the culverts located outside the public way needed access via easements.

Mr. Afonso is obtaining easements from two property owners. Not yet received.

Motion to close public hearing approved 4-0 by roll call vote. Closed 7:47 p.m.

7. Motion to recommend acceptance of the road subject to receipt of easements acceptable to the DPW Director, Town Counsel, and Board of Selectmen.

Seconded. Discussion regarding the conditions. Approved 4-0 by roll call vote.

8. Public hearing opened 7:51 p.m.

Large lot frontage reduction application – 12 Breton Road – by Linda Theoharis. Robert Murphy, consultant, presented the application and plan.

The Applicant discussed a concept plan to demonstrate feasibility for a 3 lot subdivision.

Questions regarding the possibility of getting the 3 lot subdivision approved.

The single house will meet storm water management standards.

Discussion regarding comments by reviewing engineers DGT.

Discussion included existing and as-built slope of land.

No comments received from police or fire chiefs.

Discussion regarding access from a public way. The new lot will access from Warren Street. The existing house will continue to be accessed from Breton Road.

Applicant believes the board can allow the access through this Special Permit process.

The Town Planner believes the existing access is sufficient.

Mr. Bohan and Mr. Davidson stated that ZBA approval may be needed.

David Grossman, 58 Warren Street, had questions regarding the process for a special permit.

Mr. Grossman also had questions about wetlands and the status of former town-owned land.

Motion to close public hearing approved 4-0 by roll call vote at 8:30 p.m.

9. Opened public hearing on site plan for Town of Upton Community Center at 8:30 p.m.

Presentation by James Brochu, Peter Turowski and Steve Kirby.

Details provided on parking and traffic circulation plan.

Shared parking proposed for 85 spaces (69 required), 6 handicap spaces (4 required).

Discussion regarding emergency vehicle access.

Discussion regarding lighting plan.

Dumpster and condensers will be screened by fencing (dumpster) and vegetation.

Driveways will have sufficient sightlines.

Applicant will be submitting supplemental information to address additional questions from the Board's reviewing engineers.

Questions from the Board as to accessibility. The playground will be ADA accessible.

David Ross, Chair of EDC, questioned if sewer main could support further development down Route 140. The applicant believed this site would use only a small percentage of the new tie in.

Lyn Haggerty had a question as to accessibility of ball fields. Those fields are not part of the project, only the parking lot is.

Ms. Haggerty also questioned whether parking would be sufficient – lot can fill now without the building.

Hearing continued to 7:15 on May 25, 2021.

10. Mendon Street shared driveway.

Mr. Dell'Aquila reports that fire department and Code Enforcement had no issues.

Board of Health has not weighed in. Town Counsel and Town Planner see this as an amended special permit with a public hearing.

Mr. Connearney expressed a desire to have an immediate decision.

Mr. Carey expressed a strong desire to have a public hearing after a review.

Applicant is to file an application with engineering fee, but no filing fee.

Motion to set hearing on May 25 at 7:25 p.m. Approved 4-0, by roll call vote.

11. Associate Member – motion to approve Mr. Tessmer to serve. Approved 4-0, by roll call vote.

12. Discussion regarding Cobbler's Creek development by Lobisser Building.

Public hearing set for June 8 at 7:05 p.m.

Plan to be reviewed by Stantec.

13. Breton Road Large lot.

Voted to approve subject to the Applicant getting a variance from ZBA to access existing house through Breton Road, meeting all conditions in the reviewing engineer's comments and obtaining all necessary Town approvals.

Adjourned at 9:35 p.m.