

Planning Board
August 10, 2021

Present: Paul Carey, Chair
Gary Bohan
William Tessmer
Katherine Robertson
Margaret Carroll

Meeting called to order at 7:01 p.m.

1. July 27, 2021 meeting minutes approved 3-0 by roll call vote.
2. Treasurer's and Office report provided.
3. Paul Dell'Aquila provided a Town Planner update:
 - Paul reviewed a memo from CRMPC regarding Large Lot Frontage Reduction. CRMPC reviewed several other towns for comparison to Upton. The board suggested further discussion at a later meeting.
4. Regular meeting suspended at 7:07 p.m. Continued public hearing for Cobbler's Creek Senior Housing, Lobisser. Motion to continue public hearing until August 24, 2021, at 7:05 p.m. at the applicant's request. Approved by a 4-0 roll call vote. Resumed regular meeting at 7:12 p.m.
5. Discussion regarding possible Site Plan Approval for property at 100 South Street, Jessie Mainville. Board's overall opinion was that Site Plan Approval would be required based on the project description provided by Jessie Mainville.
6. Regular meeting suspended at 7:42 p.m. Motion to continue public hearing for Upton Community Center Site Plan until September 14, 2021, at 7:10 p.m. at the applicant's request. Approved by a 3-0 roll call vote. Resumed regular meeting at 7:55 p.m.
7. Discussion regarding a potential bylaw regarding roosters (Anthony Anzalone) based on a concept from Barnstable, MA, to limit a property to having no more than one rooster if certain decibel conditions are exceeded. Paul Dell'Aquila suggested that this issue is probably worth exploring. Board discussed the concept and suggested the resident fine-tune his proposal and circulate among other town boards.
8. East Street Estates has withdrawn their subdivision application. Applicant anticipates filing a new plan.
9. Mendon Street Common Driveway Special Permit (Sieber). Board's draft decision was reviewed and discussed. The final decision will be ready for signature within the next day or so.

10. Mendon Street Large Lot Frontage Reduction Special Permit Modification (Connearney).
Board's draft decision was reviewed and discussed. The final decision will be ready for signature within the next day or so.
11. Discussion regarding in-person meetings, hybrid meetings, etc. The board will revisit the issue at a later meeting.
12. Meeting adjourned at 8:53 p.m.