

Planning Board  
July 27, 2021

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

Meeting called to order at 7:00 p.m.

1. ANR Plan/Form A for lots 17-19 Glen Avenue (land swap), Thompson/19 Glen Avenue Realty Trust (NE Land Survey). Applicant requesting a survey waiver. Boundaries for lot 19 were not shown on plan. Concerns were raised by the board. Board advised the applicant to provide a plan that shows both lots (17 &19). Applicant withdrew the submittal and will resubmit.
2. June 22, 2021 meeting minutes approved 5-0 by roll call vote.
3. Treasurer's report provided. Expense voucher to be signed by the Chair.
4. Paul Dell'Aquila provided a Town Planner update:
  - Feedback received from CRMPC regarding Large Lot Frontage Reduction. Board will discuss at a later meeting.
  - Board should expect a new submittal for Governor's Landing.
  - Paul Dell'Aquila provided a draft parking inventory for the Town Center. Discussion was held regarding parking on Route 140.
  - The board continued with preliminary discussion regarding the update of a Town Master Plan. Paul Dell'Aquila provided a pre-meeting email update that included several other nearby Master Plans and offered commentary on all.
5. Regular meeting suspended at 7:27 pm. Public hearing continued for Cobbler's Creek Senior Housing (Lobisser). The following was noted:
  - Board's reviewing engineer (Stantec) provided written comments prior to the meeting.
  - The applicant's engineer (Mark Allen Engineering) will respond to Stantec comments (and other comments) within the next week.
  - Applicant's engineer discussed headlight glare with regard to certain existing homeowners, noting that future discussion will be needed.

- Applicant provided map depicting nearest water line (0.6 miles from site). Board discussed whether extending town water would be necessary. Applicant noted that such a requirement would require considerable expense. The board noted that, historically, this has been a geographical area of concern with regard to water supply. Applicant is planning on doing testing in the near future.
- Applicant discussed a second egress (emergency access, only). Board suggested the applicant obtain the usual safety signoffs and provide to the board.
- Applicant discussed possible open space arrangement controlled by the local ConCom. The board raised no conceptual objections.
- Applicant discussed whether sidewalks would be required.
- Applicant discussed retaining walls.
- Public hearing continued until August 10, 2021, at 7:05 p.m.

6. Regular meeting resumed then suspended at 8:05 p.m. Public hearing reopened for Upton Community Center Site Plan. The following was noted:

- Applicant provided a presentation:
  - ZBA has granted certain waivers/special permits,
  - ConCom has provided certain approvals with conditions,
  - Previous comments discussed including those provided by the board's reviewing engineer (Stantec): traffic study provided by the applicant, number of parking spots, test pits, signage, shared parking agreement between the VFW and the Town, NGrid electrical supply, temporary construction easement with the VFW (if required).
- Public hearing continued until August 10, 2021, at 7:20 p.m.

7. Regular meeting resumed at 9:00 p.m.

8. Discussion regarding Mendon Street "Large Lot Frontage Reduction" special permit modifications (M. Connearney) previously approved by the board. The following was noted:

- Applicant submitted revised plan on July 14, 2021, showing boulders protecting abutters septic system from vehicular damage; reverse swales; etc.
- Paul Dell'Aquila noted that the applicant has installed boulders between the edge of pavement and four feet from the edge of pavement to minimize potential impact to the existing soil absorption system due to truck traffic or fire apparatus.

- The town DPW director provide correspondence to the board, stating he is confident Mr. Connearney will complete this task as intended. The town DPW director also stated he will assist Mr. Connearney throughout the process.
- The town DPW director provide correspondence noting it is evident that continued erosion will eventually cease, once the erosion meets the ledge line. DPW Director recommends that Mr. Connearney regrade the slope and remove a few small scrub pines and stumps that could potentially dislodge with further erosion, noting ample aggregate on site that could be strategically placed along the slope to allow armoring of the hill and assist with the stabilization.
- Applicant agreed with DPW Director's comments and felt those comments could be addressed.
- Abutter (Bruce Tattersall) felt project is moving along, but still had concerns regarding erosion, but also felt the project should move forward.
- Nearby resident (Ms. Bernat) requested clarification of prior special permit approval. Clarification was provided by the board.
- Decision to be drafted and discussed at the next meeting.

9. East Street Estates – Afonso Builders/Andrews Survey.

- Public hearing was closed at prior meeting.
- Applicant (Andrews Survey) is making engineering progress.
- Applicant will withdraw prior application and refile the project.

10. Discussion regarding safe wireless technology as requested by Laurie Wodin. The following was noted:

- Ms. Wodin discussed new cell tower on the GURR property. Is Planning Board approval required? Board will contact Board of Selectmen.
- Ms. Wodin noted that other towns are upgrading wireless bylaws to reflect 5G technology. Suggested that Upton should be well positioned to handle such applications. Raised concerns about safety. Some towns requiring insurance to protect locals. Paul Dell'Aquila has started to research other town's bylaws. Possibly consider a warrant article for May 2022. Board suggested one possibility would be to have a citizen's group formed to study this issue.

11. Mendon Street Common Driveway Special Permit (Sieber). Draft decision will be circulated before next meeting.

12. Meeting adjourned at 10:04 p.m.