



TOWN OF UPTON, MASSACHUSETTS

Code Enforcement Department Zoning Board of Appeals

Minutes from ZBA meeting November 16th, 2022

In-person and Remote meeting (Microsoft Teams)

Members Present: Ted Briggs, Bill Andrews, Eric Reustle

Associate Member Present: Robert Humes

Town Planner:

Administrative Clerk: Amy Bonina

Meeting Opened at 6:30pm – Ted Briggs

Continuation of 27 James Rd to December 21st – T. Briggs recused himself as an abutter. E. Reustle Motion to continue to December 21, 2022, B. Andrews, 2nd, B. Humes 3rd

Application of Patrick Kwedor, 7 Pleasant St for a special permit to allow a detached addition for an accessory apartment (in-law).

Mr. Kwedor explained the structure would be for his Mother-in-law. It will have a ramp. ZBA requested it be attached so it is not a second separate structure on the plot. Mr. Kwedor agreed to attach it to the home with a walkway between structures and a covered roof. Current driveway allows for 3 parking spaces. ZBA requested Mr. Kwedor to sign an Affidavit to be submitted back to ZBA for file stating it will be used only for a family member. The affidavit will need to be resubmitted after 5 years. ZBA also requested in-law to be redesigned as a 2 bedroom only. Neighbor (across st.) provided their approval.

Final Decision: Approval with condition attached to main house, reduced to 2 bedrooms and provide affidavit. E. Reustle Motion to approve, B. Andrews 2nd, T. Briggs unanimous. A. Bonina will submit affidavit for ZBA approval and email to applicant.

Application of Corey & Nicole Eugster, 19 Brooks St for a variance for a 10' x 14' shed closer to rear and side lot lines.

Side and rear 10 foot set back. Asked for a shed bit larger then 120 sq/ft since there is no garage for equipment storage and they have ledge in some areas of property. Shed would fit well in this area. Motion to approve E. Reustle, 2nd B. Andrews, and T. Briggs unanimous.

Final Decision: Approved

Application of William Andrews, 84 High St for a special permit to allow an accessory apartment in law in a new home to be built on the lot at 17 School St.

B. Andrews recused himself and presented that he is requesting an in-law apartment to new home. Will be used by daughter. Neighbor who is abutter, Michael Grant was present. Discussed information relating to build out, finishes. Motion to approve, Eric Reustle. 2nd Bob, Ted approved.

Final Decision: Approved

Approved meeting minutes previous meeting. E. Reustle motion, B. Andrews 2nd, T. Briggs unanimous.

Motion to conclude meeting: B. Andrews motion, E. Reustle 2nd, T. Briggs unanimous.

Documents reviewed:

27 James Road, continuation request letter.

7 Pleasant St. Application with parcel attachment with proposed location and accessory building plans.

19 Brooks St. Application with parcel and proposed location attached

17 School St. Application with parcel and proposed location. New home plans / In-law apartment reviewed.