



TOWN OF UPTON, MASSACHUSETTS

PLANNING BOARD

DATE: 10/29/2025
TO: DENISE SMITH, TOWN CLERK
FROM: MICHAEL ANTONELLIS, TOWN PLANNER, DIR. LU&IS;
LAUREN GRAHAM, ASST. PLANNER
SUBJECT: ARTICLE 8 PROPOSED AMENDMENT TO ZONING BYLAWS; SECTION 300-3.1 TABLE OF PRINCIPAL USES; SECTION 300-10 DEFINITIONS
CC: OFFICE OF THE TOWN MANAGER; SELECT BOARD

On October 28, 2025, the Planning Board held a public hearing to discuss the proposed modifications to the Upton Zoning Bylaws to include the addition of a new principal use "Microbreweries" under Section 300-3.1 Table of Principal Uses and an associated definition to appear in Section 300-10.1 Definitions. After consideration of the article and having received public comments, the Board voted (5-0) to recommend **favorable** action at Special Town Meeting for the adoption of the proposed Zoning Amendment as they appear in the warrant.

§300-10.1 Definitions and word usage.

MICROBREWERY

A facility, licensed under the relevant state and federal statutes, for the production and packaging of malt beverages as defined by 204 CMR 3.02, wine, or hard cider beverages for distribution retail or wholesale, on or off the premise, with a capacity of not more than fifteen thousand (15,000) barrels, (a barrel being equivalent to thirty one (31) gallons per year) and which may include a tap room where beverages produced on the premises may be sold and consumed. May include other uses such as a restaurant if otherwise permitted in the zoning district.

§ 300-3.1 Table of Principal Uses

Principal Use	SRA	SRB	SRC	SRD	AR	GB	C&I	MGF	UCBD
Industrial, Manufacturing and Storage									
44 Microbrewery	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>BA</u>	<u>BA</u>	<u>N</u>	<u>BA</u>


Michael E. Antonellis, Dir. LU&IS