



Upton Planning Board
One Main Street, Box 10 Upton, MA 01568

Rcd
3/28/2022

APPLICATION FOR SPECIAL PERMIT

Date 2/28/2022

To the Special Permit Granting Authority (Planning Board).

The undersigned, being the applicant hereby applies for a special permit under M.G.L., Ch. 40A, § 9 as follows:

1. Applicant (includes equitable owner or purchaser on a purchase and sales agreement):

Name: Rushford & Sons Brewhouse LLC

Address: 8 Grove St Upton, MA 01568

Tel. #: (508) 603-1380

Email Address: brian@rasbrewhouse.com

Check here if you are the purchaser on a purchase and sales agreement.

2. Owner, if other than applicant:

Name: Goodman Property Holdings

Address: 86 Church St Holliston, MA 01746

Tel. #: (508) 330-6069

Email Address: brian@goodman1.net

3. Property: Taproom/Brewhouse

Street address: 8 Grove St

Assessor's map & lot: 201 Lot 59

Property is located in zoning district: UCBD

The undersigned's title to said land is derived from:

By deed dated May 27, 2021 and recorded in the Worcester County District Registry of Deeds Book 62466, Page 251, registered in the Worcester County Registry District of the Land Court, Certificate of Title Number _____; and said land is free of encumbrances except for the following:

4. Nature of relief requested:

Special Permit pursuant to Section 3.0 _____ of the Upton Zoning By-law
which authorizes Upton Planning Board
to permit Rushford & Sons Brewhouse

Detailed explanation of request:

We would like to amend our Special Business Permit issued November 2020 to allow for 75 seats
between the indoor taproom and the exterior beer garden. We would like to amend the parking
allowance for a reduction of 9 parking spots (from 6 parking spots).

5. Evidence to support grant of special permit:

Because of reasons set forth below, the special permit requested will be in harmony with the
intent and purpose of the Zoning Ordinance/By-law:

Because of the reasons set forth below, the special permit requested will meet the additional
requirements of the Zoning Ordinance/By-law as follows:

If someone other than owner or equitable owner (purchaser on a purchase and sales agreement)
is the Applicant or will represent the Applicant, owner or equitable owner must designate such
representative below.

Name of Representative: _____

Address of Representative: _____

Tel. #: _____

Email Address: _____

Relationship of representative to owner or equitable owner: _____

I hereby authorize _____ to represent my interests before the
Special Permit Granting Authority with respect to this Special Permit Application.

(Signed by owner/equitable owner)

I hereby certify under the pains and penalties of perjury that the information contained in the Application is true and complete.

Brian Goodman

Signature of Applicant:

Brian Goodman

Signature of Owner, if other than Applicant

28th of February, 2022

Date

28th of February, 2022

Date

Signature of Equitable Owner who is filing Application to satisfy condition of purchase and sales agreement

RUSHFORD & SONS BREWHOUSE

8 Grove St, Upton MA 01568

PARKING PLAN, FEB 28 2022

1/16" = 1'-0"

