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By M. Denise Smith at 3:44 pm, Jan 08, 2026

TOWN OF UPTON, MASSACHUSETTS

Planning Board

Planning Board Agenda

Tuesday, January 13, 2026, at 7:00 pm – Room G07 & Remote (Microsoft Teams)

Microsoft Teams [Need help?](#)

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Meeting ID: 243 716 438 887 56

Passcode: Zj63v9ZB

Dial in by phone

[+1 469-262-1735,,46923838#](#) United States, Irving

[Find a local number](#)

Phone conference ID: 469 238 38#

GENERAL BUSINESS:

Approve Previous Minutes (12/23) / Treasurer's Report/ Planner's Report

AGENDA ITEMS:

Approval Not Required plans – Form A-MGL Ch. 41 Sec. 81P

7:10 East St Estates – Public Hearing- Definitive Subdivision

0 Mechanic St – Preliminary discussion for senior housing development, Bugsy, LLC, "Preapplication review" per 300-7.4F(1)

Upton Ridge – Approve the release of funds and completion of the project

PLANNING BOARD DISCUSSION OR ACTION ITEMS:

- Master Plan Update Review – Housing and Transportation
- Zoning Bylaw and Subdivision Rules Committee
- FY27 Budget
- Other topics not reasonably anticipated by the Chair 48 hours in advance.

**** 48 hour notice for meeting of Boards and Committees ****

Town Clerk must receive your meeting posting, including agenda, at least 48 hours prior to the meeting.

The 48 hours notice cannot include Saturdays, Sundays or holidays.