



TOWN OF UPTON, MASSACHUSETTS

Code Enforcement Department

Zoning Board of Appeals

Minutes from ZBA meeting August 17, 2022

In-person and Remote meeting (Microsoft Teams)

Members present: Ted Briggs, Bill Andrews and Eric Reustle

Associate Members present: Robert Humes

Town Planner: Paul Dell'Aquila

Administrative Clerk: Denise Smith

Meeting opened at 6:30 pm

27 James Rd Comprehensive Permit – applicant submitted a request to continue the public hearing to September 21, 2022.

A motion was made to grant a continuance of the public hearing to September 21, 2022; 2nd and made unanimous; approved by roll call vote: BA-Y, TB-Y & ER-Y

149 Main St Comprehensive Permit – Owner submitted a request to amend the Comprehensive Permit Decision relative to an insubstantial change of the Project Subsidizing Agency from MassHousing to Dept. of Housing and Community Development (DHCD). Ed Marchand and Kevin Lobisser participated in this meeting. Mr. Marchand explained that this change is relative to seeking permanent financing. Was reviewed & approved by the previous Town Manager and the Board of Selectmen. Moving toward a LIP (Local Initiative Program) rather than 40B. The Town will be part of the regulatory agreement. Other change is from owner of Snowflake LLC to 149 Main St LLC. All 44 rental units will be credited in the Town's Subsidized Housing Inventory (SHI). Mr. Marchand has also discussed with the current Town Manager.

Motion was made to accept and amend the previously issued Comprehensive Permit Decision relative to the funding source and the change of ownership name per the submitted letter; motion seconded and made unanimous. Roll call vote to approve and accept the change BA-Y, ER-Y and TB-Y.

Minutes from the July 20th meeting were reviewed and approved as amended.

Paul Dell'Aquila gave a brief update to say members have been appointed to the newly formed Housing Production Plan Steering Committee; will be meeting soon. Ted Briggs asked about affordable housing component and Governor's Landing (senior housing); PD said changes would be needed to the Senior Housing Community bylaw and regs.

6:48 pm motion to adjourn the meeting approved by unanimous roll call vote of the Board.