



# TOWN OF UPTON, MASSACHUSETTS

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## Code Enforcement Department

## Zoning Board of Appeals

### Minutes from ZBA meeting April 20, 2022

#### In-person and Remote meeting (Microsoft Teams)

Members present: Bill Andrews, Ted Briggs and Richard Desjardins

Associate Members present: Eric Reustle

Town Planner: Paul Dell'Aquila

#### Meeting opened at 6:30 pm

Motion was made to approve the request to continue the Governor's Landing public hearing to the ZBA meeting on June 15, 2022. Request was submitted by Jeffrey Roelofs on behalf of the applicant. Motion was seconded and made unanimous to approve by roll call vote: BA-Y, ER-Y and TB-Y.

111 South St – Application of Julian Picard for a variance for an existing shed. Shed is within the front setback (25 feet from road). Mr. Picard said it could be moved a bit further back but not 50 feet per requirement. Board and applicant agreed it could be moved to be 30 feet from the road.

Motion was made grant Julian Picard of 111 South St a variance to place the existing shed 30 ft from the front and a min of 10 ft from the side; motion was 2nd & approved by roll call vote: BA-Y, RD-Y and TB-Y.

124 Elm St – Application of Brian Hewson for a variance for repair of the existing garage. Garage is 3 feet from the property line. Paul Dell'Aquila, Town Planner, stated that as this is a repair only, no extension or change of location, a special permit or variance is not needed. Board agreed to send a letter to Pat Roche, Building/Zoning Officer, stating that the ZBA determined that as this is preexisting nonconforming and owner is only doing repairs, a variance or special permit is not required per Section 300-3.3.C of the Zoning Bylaws.

336 Mendon St – Application of Philip Kazlauskas for a variance for placement of a shed closer to the side lot line. Mr. Kazlauskas said he would like to place the shed (10' x 20') 10 – 15 feet from the side property line, and will be lined up with his neighbors existing shed. There are trees at the property line so he would like to be 10 feet from the trees.

Motion was made to grant Philip Kazlauskas a variance to place the shed no closer than 10 feet from the trees on the side property line; motion was 2nd and approved by roll call vote: BA-Y, RD-Y and TB-Y.

Paul Dell'Aquila presented the following items:

- Comprehensive Permit for 27 James Rd has been filed; suggests setting the PH for the May 18<sup>th</sup>.

Motion to approve meeting minutes from March 16<sup>th</sup> meeting; 2<sup>nd</sup> & approved TB-Y, RD-Y & BA-&

Meeting adjourned at 7:12 pm