



TOWN OF UPTON, MASSACHUSETTS

Code Enforcement Department Zoning Board of Appeals

Minutes from ZBA meeting June 16, 2021

Town Hall Room 203 (in-person) & remote (gotomeeting.com)

Members present: Bill Andrews, Ted Briggs, Richard Desjardins

Associate Members present: Bob Humes and Eric Reustle

Town Planner: Paul Dell'Aquila

Meeting opened at 6:30 pm

Ted Briggs, Chair, read public hearing notice for two applications: 46 Mendon St and 12 Breton Rd

46 Mendon St – Nate Bandstra, applicant, explained he was looking to place a shed 20 feet from the property line, setback requirement is 30 feet. Spoke with his neighbors who had no problems. No abutters present or remote.

Richard Desjardins said he drove by to look this had no concerns; stated shed was good looking.

Motion by Bill Andrews to approve the variance for Nate Bandstra of 46 Mendon St for the shed to be 20 feet from the property line; 2nd and made unanimous. Roll call vote to approve: Bill Andrews-Y; Richard Desjardins-Y and Ted Briggs-Y.

Bill stressed this document needs to be recorded.

12 Breton Rd – Robert Murphy representing Linda Theoharis (applicant and property owner). Ms. Theoharis was remote to meeting. Mr. Murphy explained that 12 Breton Rd (existing house) had a variance issued in 2003 to access from a driveway off Breton Rd but the actual frontage is on Warren St. Recently the owner created a reduced frontage lot, which was approved by the Planning Board, but conditional on getting a new variance to access from the existing driveway on Breton Rd. Would need to build a 400+ foot driveway to come in from Warren St. No abutters present tonight. PB required the variance because the original lot has been changed, but not the house or driveway.

Motion by Bill Andrews to grant a variance to Linda Theoharis of 12 Breton Rd to allow access to the property from the existing driveway off Breton Rd as previously approved (2003); Seconded and made unanimous. Roll call vote to approve: Bill Andrews-Y, Richard Desjardins-Y and Ted Briggs-Y

Paul Dell'Aquila, Town Planner, discussed potential 40B project. Shared that Mass Housing Partnership offers workshops for 40B regulations. Several members indicated that have attended training.

Motion to adjourn at 6:59 pm.

Minutes approved July 21, 2021