



TOWN OF UPTON, MASSACHUSETTS

PLANNING BOARD

DATE: SEPTEMBER 26, 2024
TO: DENISE SMITH, TOWN CLERK
FROM: MICHAEL ANTONELLIS, TOWN PLANNER/DIR. LU&IS
SUBJECT: PROPOSED AMENDMENT TO ZONING MAP & ZONING BYLAWS; UPTON ZONING BY-LAWS SECTION 300-2.1 ESTABLISHMENT, SECTION 300-2.2 MAP AND SECTION 300-5.10.B (PARKING) AND TO ADD A NEW SECTION 300-8.2 MBTA COMMUNITIES MULTIFAMILY OVERLAY DISTRICT (MCMOD)
CC: JOE LAYDON, TOWN MANAGER; PLANNING BOARD

On September 24, 2024, the Planning Board held a public hearing, to discuss the proposed amendment to the Upton Zoning Bylaws for the purposes of complying with the state's MBTA Communities law, MGL Chapter 40A Section 3a. The proposed amendment will amend the Zoning Map and Upton Zoning By-laws Section 300-2.1 Establishment, Section 300-2.2 Map, Section 300-5.10.B (parking), and to add a new Section 300-8.2 MBTA Communities Multifamily Overlay District (MCMOD). The purpose of the proposed amendments is to create a new zoning overlay district that will allow for multi-family dwelling units as-of-right and to also include a commercial mixed-use component as well as an inclusionary zoning requirement to alleviate the town's affordable housing deficit. The Board voted (4-1) to recommend **favorable** action at Annual Town Meeting. In their motion, the board also voted to separate Section 300-8.2D(3) as a separate article. Attached hereto is the proposed amendment in-full.

(simple majority vote required)/ Planning Board.

Michael Antonellis, Dir. LU&IS