

PLANNING BOARD

Town of Upton



Massachusetts

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Upton Planning Board Quarterly Report 1st Quarter, CY2008

Summary

During the 1st quarter of 2008 the Planning Board held the following public hearing:

4/8/08 – Tower Resource Management (for MetroPCS applicant), Cell Tower Site Plan; hearing closed.

The Planning Board continues to work with the Central Massachusetts Regional Planning Commission (CMRPC) and other Town departments to update and correct the official Zoning Map for the Town. Upon preparing an updated/corrected map a public hearing will be held prior to adoption at an upcoming town meeting. The Board met with members of the Zoning Bylaw Review Committee to review a proposed amendment to the Dimensional Regulations of the Zoning Bylaws. Public forums have been set for April 22, 2008 to discuss these items.

Subdivisions:

Construction continues within the “**Glen Echo Estates**” subdivision (61-lots located off North St). Many homes have been sold and are occupied. “**Sylvan Springs**” definitive plan was approved in November 2006. This is a 54-lot subdivision located off Northbridge Rd in Mendon. Ten (10) lots (6 houses) will be located in Upton. No construction has begun in Upton at this time. “**Governor’s Landing**” subdivision (59 lots off Milford St), which was filed in August 2003 and denied by the Planning Board, has been approved by the Courts. The applicant will need to return to the Planning Board prior to the start of any construction. “**Cross Winds**,” a 32-lot definitive plan located between Plain St and Station St was approved in September 2005. An extension of their covenant was granted through December 2009. To date no construction has been started in this subdivision.

Special Permits:

Construction continues on “**Kenneth Village**”, an 8-unit Senior Housing Community located off Mendon Street. Approval was granted in July 2005. The Special Permit development plan entitled “**Rockwood Meadows**”, a 62-unit Senior Housing Community, located off East St., was approved in September 2006. A Site Plan application for Rockwood Meadows was received (see below). “**Maple Ave Planned Village Development**” Special Permit was approved in June 2006. The owners of the property are looking to sell a large portion of the land off Maple Ave. No further discussion has taken place regarding the special permit.

Site Plans:

The Site Plan application for **Rockwood Meadows** (see Special Permit above) was approved in October 2007. The covenant and easement documents were reviewed and approved by Town Counsel. A Site Plan Application for a Personal Wireless Service Facility (cell tower) was submitted in September by Industrial Tower and Wireless, LLC of Marshfield, MA for a cell tower to be located off Warren St on Pratt Hill. In January 2008 the Board voted to approve the application, however, the applicant still needs to obtain federal licensing before any construction can begin. In February another Site Plan Application for a Personal Wireless Facility was submitted by MetroPCS of Billerica, MA. They are looking to add additional antennas to the existing tower located off Adams St in Westboro. A public hearing has been set for April 8, 2008.

Plan Review

The data table below summarizes the Board's review activity for the 4th quarter of 2007.

<u>Type of Plan</u>	<u>Submitted</u>	<u>Total # of Lots/Parcels</u>	<u>\$ Fees Collected</u>
81P (ANR)	4	1 lot/4 parcels	\$ 300.00
Preliminary Plan	0	NA	0
Definitive Plan	0	NA	0
Modification to Def. Plan	0	NA	0
Site Plan	1	NA	750.00
Special Permit	0	NA	0
Street Acceptance	0	NA	NA
Subdivisions in process	4	158 houses	NA
Site Plans in process		62 units	NA
Special Permits in process	1	8 units	NA

Goals (on going)

- Review and propose amendments to the Upton Zoning Bylaws as may be necessary.
- Review and amend the Subdivision of Land Rules & Regulations as may be necessary.
- Recommend/implement items from the Master Plan.
- Attend workshops, seminars and training sessions in order to keep up-to-date on information pertinent to the Planning Board.
- Update and correct the official Zoning Map.

General

The Planning Board Office is located in the Town Hall adjacent to the Town Clerk's Office. Office hours are Tuesday & Thursday 8:00 am – 2:00 pm. Please contact Denise Smith, Administrative Clerk, at (508) 529-1008 or email: dsmith@upton.ma.us. You may also find information relative to the Planning Board on the Town's website: www.upton.ma.us. Planning Board meetings are held the 2nd & 4th Tuesday of each month at 7:00 pm, at Nipmuc Regional High School (Professional Development Center - PDC), 90 Pleasant Street, and as posted. Meeting agendas are posted on the website in advance of each meeting however, they are subject to change.

Respectfully Submitted,

Tom Davidson
Planning Board Chair