

PLANNING BOARD

Town of Upton



Massachusetts

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Upton Planning Board Quarterly Report 1st Quarter, CY2011

Summary

During the 1st quarter of 2011 the Planning Board held the following public hearings:

- Wireless Data Transfer Facility, Special Permit/Site Plan application for New Cingular Wireless PCS (AT&T) to be located at 17 Taft Street. Hearing was opened on 2/23/10 and continued to the following dates: 3/23/10; 5/25/10; 7/27/10; 9/28/10; 10/26/10; 12/14/10; 1/25/11; 3/8/11; 4/26/11.
- Large Lot Frontage Reduction Special Permit application for property located off Fowler St (Map 11, Lots 3, 7 & 8). Hearing was opened on 12/14/10 and continued to the following dates: 1/4/11; 2/8/11 (no quorum); 2/22/11; 3/8/11. Hearing closed on 3/8/11.
- Large Lot Frontage Reduction Special Permit application for property located at 9 Christian Hill Rd. Hearing was opened on 1/4/11 and continued to 2/22/11; 3/22/11; 4/12/11. Hearing closed on 4/12/11.
- Open Space/Residential Subdivision plan entitled "JR Estates" – 5 lots located off West River St. Hearing was opened on 2/22/11 and continued to the following dates: 3/22/11; 4/12/11. Hearing closed on 4/12/11.
- Site Plan Approval Application for Blackstone Valley Technical HS for an athletic field located off Chestnut St. Hearing was opened on 3/8/11 and continued to 3/22/11. Hearing closed 3/22/11.

Subdivisions:

"**Glen Echo Estates**" subdivision located off North Street - all 61 homes have been built and are occupied. "**Sylvan Springs**" definitive plan was approved in November 2006. This is a 54-lot subdivision located off Northbridge Road, in Mendon. Ten lots (6 houses) will be located in Upton. Construction of the subdivision has begun. "**Governor's Landing**" subdivision (59 lots off Milford Street) 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. No further action has been taken at this time. "**Cross Winds**," a 32-lot definitive plan located between Plain Street and Station Street was approved in September 2005. Site work continues. An Open Space Definitive Subdivision plan entitled "**JR Estates**" was submitted January 2011 and the review process has been started. This is a 5-lot subdivision located off West River Street. The public hearing was held (see schedule above). The Board has not issued a decision at this time.

Special Permits:

The application of New Cingular Wireless PCS (AT&T) for a new Wireless Data Transfer Facility to be located at 17 Taft Street has been reviewed by the Board. A public hearing for this application was opened on May 25, 2010 and is still open. See public hearing schedule above.

A Large Lot Frontage Reduction Special Permit application was submitted November 2010 by the Davidson Family Trust for property located off Fowler St. Upon review and comment by the Board's reviewing engineer and from other town departments the hearing was closed on March 8, 2011. The Board has not yet issued a decision on this application. Another Large Lot Frontage Reduction Special Permit application was submitted November 2010 by the Rooney Family Trust for property located at 9 Christian Hill Rd. The hearing was closed

on April 12, 2011 after review and discussion with the Board’s engineer and other town departments. The Board has not issued a decision on this application. Another Large Lot Frontage Reduction Special Permit Application was submitted February 2011 by Carol & John Crocker for their property at 51 South St. A public hearing was set for April. The Special Permit development plan entitled “**Rockwood Meadows**”, a 62-unit Senior Housing Community, located off East Street, was approved in September 2006. No further action has taken place. “**Maple Ave Planned Village Development**” Special Permit was approved in June 2006. No further action has taken place.

Site Plans:

A Site Plan Approval Application was received from the Blackstone Valley Vocational School District for an athletic field with parking located off Chestnut Street. Public hearing was held (see schedule above). Upon review of the plan the Board voted to approve the application.

Plan Review

The data table below summarizes the Board’s review activity for the 1st quarter of 2011.

<u>Type of Plan</u>	<u>Submitted</u>	<u>Total # of Lots/Parcels</u>	<u>\$ Fees Collected</u>
81P (ANR)	0	0 lot	\$ 0
Preliminary Plan	0	NA	0
Definitive Plan	1	NA	1750.00
Modification to Def. Plan	0	NA	0
Site Plan	1	NA	500.00
Special Permit	1	1	500.00
Street Acceptance	0	NA	NA
Subdivisions in process	4	158 houses	NA
Construction started	3	61 houses completed	NA
Site Plans in process	0	NA	NA
Construction started	0	NA	NA
Special Permits in process	3*	NA	NA
Construction started	0	NA	NA

Goals (on going)

- Review and amend the 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.

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,

Margaret Carroll
 Planning Board Chair