

PLANNING BOARD

Town of Upton



Massachusetts

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Upton Planning Board Quarterly Report 2ND Quarter, CY2008

Summary

During the 2ND quarter of 2008 the Planning Board held the following public hearing:

- 4/08/08 – Tower Resource Management (for MetroPCS applicant), Cell Tower Site Plan for existing tower located off 87 Adams St, Westborough; hearing closed.
- 5/27/08 - Amended Zoning Map; hearing closed.5/27/08
- 5/27/08 – Amend the Zoning Bylaws relative to Dimensional Regulations (Table A and Table C); hearing continued to 6/10/08; hearing was closed.

Public forums were held on April 22, 2008 to discuss the proposed amendments to the Zoning Map and Dimensional Regulations. The Board set a public hearing for May 27, 2008 to present both items. Upon closing the hearing for the proposed Zoning Map, the Board voted to recommend approval at town meeting. The proposed Zoning Map was approved at the special town meeting held June 12, 2008. Upon closing of the public hearing for the proposed amendment to the Dimensional Regulations of the Zoning Bylaws, the Board voted to pass over this article at the June 12, 2008 special town meeting.

Subdivisions:

Construction continues within the “**Glen Echo Estates**” subdivision (61-lots located off North St). Thirty homes have been completed 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. No further action has been taken at this time. “**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. Six units have been built and 4 are occupied. 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. A one year extension of the Special Permit has been granted to June 30, 2009. 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 was reviewed and approved. Project must begin by May 20, 2011. The Site Plan Application for a Personal Wireless Service Facility (cell tower) submitted in September 2007 by Industrial Tower and Wireless, LLC of Marshfield, MA to be located off Warren St on Pratt Hill was approved in January 2008. The applicant still needs to obtain federal licensing before any construction can begin. No further action has been taken. The Site Plan Application for a Personal Wireless Facility (add additional antennas to an existing tower located off 87 Adam St, Westborough) submitted in February 2008 by MetroPCS of Billerica, MA was approved by the Board in April 2008.

Plan Review

The data table below summarizes the Board’s review activity for the 2nd quarter of 2008.

<u>Type of Plan</u>	<u>Submitted</u>	<u>Total # of Lots/Parcels</u>	<u>\$ Fees Collected</u>
81P (ANR)	3	7 lots/0 parcels	\$ 700.00
Preliminary Plan	0	NA	0
Definitive Plan	0	NA	0
Modification to Def. Plan	0	NA	0
Site Plan	1	1 Lot	2270.90
Special Permit	0	NA	0
<u>Street Acceptance</u>	<u>0</u>	<u>NA</u>	<u>NA</u>
Subdivisions in process	4	158 houses	NA
Construction started	1	30 houses completed	NA
Site Plans in process	1	62 units	NA
Construction started	0	NA	NA
Special Permits in process	2	138 units	NA
Construction started	1	6 units completed	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,

Raymond Smith
Planning Board Chair