

PLANNING BOARD

Town of Upton



Massachusetts

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Upton Planning Board Quarterly Report 2nd Quarter, CY2011

Summary

During the 2nd quarter of 2011 the Planning Board held the following public hearings:

- 17 Taft St - Wireless Data Transfer Facility, Special Permit/Site Plan application for New Cingular Wireless PCS (AT&T). Hearing 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; 6/14/11.
- 51 South St - Large Lot Frontage Reduction Special Permit application. Hearing opened on 4/12/11 and continued to the following dates: 4/26/11; 5/10/11; 6/14/11; 6/28/11. Hearing closed 6/28/11.
- May 3, 2011 PH to amend the Zoning Bylaws by replacing the language for the Flood Plain Bylaw to reflect the new FEMA maps. Hearing closed 5/3/11.
- 118 Main St - Site Plan Approval Application for newly renovated restaurant. Hearing opened on 5/10/11. Hearing closed 5/10/11.
- 153 North St - Large Lot Frontage Reduction Special Permit application. Hearing opened on 5/24/11. Hearing closed 5/24/11.

Subdivisions:

“**Glen Echo Estates**” subdivision located off North Street - all 61 homes have been built and are occupied. Final review of the subdivision is being conducted to ensure that all aspects of the development have been completed per the plans and to the satisfaction of all pertinent departments. “**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) litigation has been completed however 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 was begun in 2010 and at this time no further work has been completed. 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 voted to approve this application..

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.

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.

Large Lot Frontage Reduction Special Permit applications:

- Davidson Family Trust 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 voted to deny this application.
- Rooney Family Trust 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 voted to approve this application.
- Carol & John Crocker for their property at 51 South St. After review and discussion the hearing was closed on June 28, 2011. The Board voted to approve this application.
- Gail Harrington for property located at 153 North St. Upon review and discussion the hearing was closed on May 24, 2011 and the application was approved.
- An application of David & Debra Hunter for property located off West River St was submitted on June 1, 2011. A public hearing was set for July 26, 2011.

Site Plans:

A Site Plan Approval Application was received from Edward Henderson for renovation of the existing building & the parking area for a restaurant to be located at 118 Main St. The application was approved.

Plan Review

The data table below summarizes the Board’s review activity for the 2nd quarter of 2011.

<u>Type of Plan</u>	<u>Submitted</u>	<u>Total # of Lots/Parcels</u>	<u>\$ Fees Collected</u>
81P (ANR)	4	6 lots/2 parcels	\$ 600.00
Preliminary Plan	0	NA	0
Definitive Plan	0	NA	0
Modification to Def. Plan	0	NA	0
Site Plan	1	NA	500.00
Special Permit	2	2	1000.00
<u>Street Acceptance</u>	<u>0</u>	<u>NA</u>	<u>NA</u>
Subdivisions in process	5	163 houses	NA
Construction started	3	61 houses completed	NA
Site Plans in process	0	NA	NA
Construction started	1	NA	NA
Special Permits in process	0	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,

Paul Carey
Planning Board Chair