

PLANNING BOARD

Town of Upton



Massachusetts

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P.O. Box 463
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Upton Planning Board Quarterly Report 3rd Quarter, CY2007

Summary

During the 3rd quarter of 2007 the Planning Board held the following public hearings:

- 7/10/07 Continued hearing for Rockwood Meadows Site Plan.
- 7/24/07 Rockwood Meadows Site Plan public hearing closed.

The Planning Board continues to work with the Central Massachusetts Regional Planning Commission (CMRPC) and other Town departments in order to implement specific items of the Master Plan. Specific items include the Right-to-Farm bylaw and updating/correcting of the official Zoning Map for the Town. Due to additional comments from Town Counsel the Right to Farm bylaw was passed over at the Special Town Meeting held September 18, 2007. Upon preparing an updated/corrected zoning map for the Town a public hearing will be held to present it to the public prior to adoption at a future town meeting. The Open Space Preservation Subdivision bylaw has been supported by the Planning Board and was approved at the STM held September 18, 2007.

Subdivisions:

Construction continues within the “**Glen Echo Estates**” subdivision (61-lots located off North St). Several 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. The covenant and easement documents were signed by the Board in July. “**Governor’s Landing**” subdivision (59 lots off Milford St), which was filed in August 2003 and denied by the Planning Board, is still involved in litigation. “**Cross Winds,**” a 32-lot definitive plan located between Plain St and Station St was approved in September 2005; no further action has occurred.

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. We are awaiting the Site Plan application for this project.

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Site Plans:

The Site Plan application for **Rockwood Meadows** (see Special Permit above) is still under review. The public hearing was closed in July. The Covenant and easement documents are being reviewed by Town Counsel. A Site Plan Application for a Personal Wireless Service Facility was submitted in September by Industrial Tower and Wireless, LLC. They are proposing a cell tower to be located off Warren St on Pratt Hill. A public hearing has been set for this application for Tuesday, November 13, 2007 at 7:30 pm.

Plan Review

The data table below summarizes the Board's review activity for the 2nd quarter of 2007.

<u>Type of Plan</u>	<u>Submitted</u>	<u>Total # of Lots/Parcels</u>	<u>\$ Fees Collected</u>
81P (ANR)	3	2-lots/2-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
<u>Street Acceptance</u>	<u>0</u>	<u>NA</u>	<u>NA</u>
Subdivisions in process	3	126 houses	NA
Site Plans in process	2	62 units	NA
Special Permits in process	1	8 lots	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.
- Attend workshops, seminars and training sessions in order to keep up-to-date on information pertinent to the Planning Board.
- Work with CMRPC to 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