

PLANNING BOARD

Town of Upton



Massachusetts

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Upton Planning Board Quarterly Report 3rd Quarter, CY2008

Summary

During the 3rd quarter of 2008 the Planning Board held the following public hearing:

- 9/09/08 – Catholics Working Together, Site Plan Approval application for a proposed church to be located at 151 Mendon St.; hearing was continued to: 9/23/08; 10/14/08.

Subdivisions:

Construction continues within the “**Glen Echo Estates**” subdivision (61-lots located off North St). Thirty-six 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 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 5 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:

Site Plan Approval application of the Catholics Working Together group was submitted for a proposed church to be located at 151 Mendon St. A public hearing for the application was set for September 9, 2008 and continued to September 23; then October 14, 2008. Discussion continues in order to resolve some of the issues that have come up during the initial review of the plan. 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.

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)	2	2 lots/1 parcels	\$ 250.00
Preliminary Plan	0	NA	0
Definitive Plan	0	NA	0
Modification to Def. Plan	0	NA	0
Site Plan	1	1 Lot	2270.00
Special Permit	0	NA	0
Street Acceptance	0	NA	NA
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Subdivisions in process	4	158 houses	NA
Construction started	1	36 houses completed	NA
Site Plans in process	1	62 units	NA
Construction started	0	NA	NA
Special Permits in process	3	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.

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