

PLANNING BOARD

Town of Upton



Massachusetts

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Upton Planning Board Quarterly Report 3rd Quarter, CY2011

Summary

During the 3rd 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; 8/9/11; 10/11/11.
- 158 West River St - Large Lot Frontage Reduction Special Permit application. Hearing opened on 7/26/11. Hearing closed 7/26/11.

Subdivisions:

“**Glen Echo Estates**” subdivision located off North Street - all 61 homes have been built and are occupied. Final review of the subdivision was conducted to ensure that all aspects of the development have been completed per the plans and to the satisfaction of all pertinent departments. “**Cross Winds**,” a 32-lot definitive plan located between Plain Street and Station Street was approved in September 2005. Site work has begun. “**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. An Open Space Definitive Subdivision plan entitled “**JR Estates**” was submitted January 2011. This is a 5-lot subdivision located off West River Street. The Board completed it’s review and voted to approve this subdivision.

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:

- An application of David & Debra Hunter for property located off West River St was submitted on June 1, 2011. A public hearing was on July 26, 2011. The Board voted to approve this application.

Site Plans:

No Site Plans were submitted this quarter.

Plan Review

The data table below summarizes the Board’s review activity for the 3rd quarter of 2011.

<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	0	NA	0
Special Permit	0	NA	0
Street Acceptance	0	NA	NA
Subdivisions in process	5	163 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	0	NA	NA
Construction started	0	NA	NA

Grafton-Upton Railroad

The Board received expressions of concerns from a number of citizens regarding the reactivation of the railroad and the activities taking place in and around the rail yard on Maple Avenue. The Board held several informational meetings which were attended by citizens, other Town officials, Town counsel and (at the initial meeting) representatives of the railroad. The Board has appointed a member to serve on the railroad fact finding committee established by the Board of Selectmen. The Board continues to explore the activities of the railroad, and the ability of Federal, State and Town government to regulate those activities.

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