

PLANNING BOARD

Town of Upton



Massachusetts

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Upton Planning Board Quarterly Report 4th Quarter, CY2007

Summary

During the 4th quarter of 2007 the Planning Board held the following public hearing:

- 11/13/07 Industrial Tower & Wireless, Cell Tower Site Plan; hearing closed.

The Planning Board continues to work with the Central Massachusetts Regional Planning Commission (CMRPC) and other Town departments to update and correct the official Zoning Map for the Town. Upon preparing an updated/corrected map a public hearing will be held prior to adoption at an upcoming town meeting. The Board met with several Town Departments to discuss needs of the Town that may tie in with future developments.

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. “**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. An extension of their covenant was granted through December 2009. This allows them 2 more years to complete construction. 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. 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. The applicant has approached the Town about modifying this project and the possibility of the Town purchasing a large portion of their land.

Site Plans:

The Site Plan application for **Rockwood Meadows** (see Special Permit above) was approved in October. The covenant and easement documents are being reviewed by Town Counsel. A Site Plan Application for a Personal Wireless Service Facility (cell tower) was submitted in September by Industrial Tower and Wireless, LLC of Marshfield, MA. They are proposing a cell tower to be located off Warren St on Pratt Hill. A public hearing was held on November 13, 2007. The public hearing has been closed, however, the Board has not made a decision on this application as we are awaiting further information.

Plan Review

The data table below summarizes the Board’s review activity for the 4th quarter of 2007.

<u>Type of Plan</u>	<u>Submitted</u>	<u>Total # of Lots/Parcels</u>	<u>\$ Fees Collected</u>
81P (ANR)	0	NA	\$ 0
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	4	158 houses	NA
Site Plans in process	2	62 units	NA
Special Permits in process	1	8 units	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,

Tom Davidson
Planning Board Chair