

PLANNING BOARD

Town of Upton



Massachusetts

E-Mail: PlanningBoard@upton.ma.us
Phone: (508) 529-1008
Facsimile: (508) 529-1009

P.O. Box 463
Upton, Massachusetts 01568

Upton Planning Board Quarterly Report 4th Quarter, CY2008

Summary

During the 4th 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; 10/28/08. Hearing has been continued until 1/13/09.
- 12/9/08 – Industrial Tower & Wireless, Site Plan Approval application for a proposed Personal Wireless Service Facility (cell tower) to be located at 29 Pearl St; hearing was continued to 1/20/09

Subdivisions:

Construction continues within the “**Glen Echo Estates**” subdivision (61-lots located off North St). Thirty-nine (39) 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 opened September 9, 2008 and continued

several times to discuss issues with the site plan. Revised plans were received on December 22, 2008 and are currently being reviewed by our engineer. The public hearing will re-open January 13, 2009. The decision deadline for this application has been extended until March 5, 2009. In October Industrial Tower & Wireless of Marshfield submitted a Site Plan Approval application for a proposed cell tower to be located at 29 Pearl St. A public hearing was opened on December 9, 2008. A balloon test at this site will take place the weekend of January 9 – 11, 2009. The hearing was continued until January 20, 2009. Another Site Plan Approval application was submitted by Omnipoint Communications (subsidiary of TMobile) to add additional antennas to the existing tower located off Adams St in Westborough. A public hearing will be held January 13, 2009.

Plan Review

The data table below summarizes the Board’s review activity for the 4th quarter of 2008.

<u>Type of Plan</u>	<u>Submitted</u>	<u>Total # of Lots/Parcels</u>	<u>\$ Fees Collected</u>
81P (ANR)	2	4 lots/1 parcels	\$ 450.00
Preliminary Plan	0	NA	0
Definitive Plan	0	NA	0
Modification to Def. Plan	0	NA	0
Site Plan	2	NA	1500.00
Special Permit	0	NA	0
Street Acceptance	0	NA	NA
Subdivisions in process	4	158 houses	NA
Construction started	1	39 houses completed	NA
Site Plans in process	3	NA	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. Currently the Board is working with CMRPC to review and amend the Personal Wireless Service Facility Bylaw. A public hearing will be held in the spring of 2009.
- 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