

# PLANNING BOARD

Town of Upton



Massachusetts

E-Mail: PlanningBoard@upton.ma.us  
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P.O. Box 463  
Upton, Massachusetts 01568

## Upton Planning Board Quarterly Report 2nd Quarter, CY2007

### Summary

During the 2nd quarter of 2007 the Planning Board held the following public hearings:

- 4/24/07 Several hearings were held:
  - 1) Right to Farm Bylaw.
  - 2) Update & Correct Upton Zoning Map.
  - 3) Amend the Zoning Bylaws "Cleanup".
  - 4) Accessory Apartments Bylaw
  - 5) Drive-Thru Establishment Bylaw.
  - 6) Signs Bylaw.
  - 7) Amend the Table of Principal Uses of the Zoning Bylaws.
- 5/8/07 Rockwood Meadows Site Plan Application.
- 6/12/07: Open Space Preservation Subdivision Bylaw;  
& continued hearing for Rockwood Meadows Site Plan.
- 6/26/07 Continued hearing for Rockwood Meadows Site Plan.

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 that the Board is working on include a Right-to-Farm bylaw and updating/correcting of the official Zoning Map for the Town. The Board supported the following proposed bylaw amendments presented by the Zoning Bylaw Review Committee: Zoning Bylaw Cleanup, Amendment to the Table of Principal Uses, Accessory Apartment bylaw, Drive-Thru Establishment bylaw and a Sign bylaw. All were approved and adopted at the Annual Town Meeting in May. The Open Space Committee's proposed Open Space Preservation Subdivision bylaw has been supported by the Planning Board and will be presented at an upcoming town meeting in the fall. Work continues on the Zoning Map and will be presented to the Town through a public hearing prior to adoption at a future town meeting.

### Subdivisions:

Construction continues within the "Glen Echo Estates" subdivision (61-lots located off North St). Several homes have been sold and are occupied. "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. "Sylvan Springs" definitive plan was approved in November 2006. This is a 54-lot subdivision located off Northbridge Rd in Mendon 10 lots (6 houses) will be located in Upton. The remaining 48 houses are located in Mendon. The covenant and easement documents are currently being reviewed.

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## 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. Two Large Lot Frontage Reduction Special Permit plans were approved by the Board in April. One Plan for 3-proposed lots located off Pearl St and the other for 2-proposed lots located off North St.

## Site Plans:

The Site Plan application of Hollerbrook Builders for a commercial/retail plaza to be located at **41 Milford St** was approved by the Board in April. The application of FiberTower Corp for modification to an existing personal wireless facility located off 87 Adam St, Westboro was approved. A Site Plan application for Rockwood Meadows (see Special Permit above) was received in March 2007. The public hearing is still open as the review is still being conducted.

## 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)	4	9-lots/2-parcels	\$ 1000.00
Preliminary Plan	0	NA	NA
Definitive Plan	0	NA	NA
Modification to Def. Plan	0	NA	NA
Site Plan	0	NA	NA
Special Permit	1	2-lots	500.00
<u>Street Acceptance</u>	<u>0</u>	<u>NA</u>	<u>NA</u>
Subdivisions in process	3	126 houses	NA
Site Plans in process	3	NA	NA
Special Permits in process	3	6 lots	NA

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## **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](mailto:dsmith@upton.ma.us). You may also find information relative to the Planning Board on the Town's website: [www.upton.ma.us](http://www.upton.ma.us). Planning Board meetings are held the 2<sup>nd</sup> & 4<sup>th</sup> Tuesday of each month at 7:00 pm, at Nipmuc Regional High School (Professional Development Center - PDC), 90 Pleasant Street, and as posted.

Respectfully Submitted,

Tom Davidson  
Planning Board Chair