

# 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 1st Quarter, CY2007

### Summary

During the 1st quarter of 2007 the Planning Board held the following public hearings:

- 1/9/07 Continued hearing for Wireless Service Facility Site Plan application of FiberTower Corporation (hearing closed)
- 2/13/07 Large Lot Frontage Reduction, Special Permit application of Maryann Tamagni for lot on Pearl St. Hearing continued to 3/27/07 (hearing closed).
- 2/20/07 Site Plan application of the Upton Recreation Commission for an athletic field @ Glen Echo on North St (hearing closed).
- 3/27/07 Large Lot Frontage Reduction, Special Permit of Paul Clifford for land at 237 North St (hearing closed).

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 recently adopted (July 2005) Master Plan. Specific items that the Board is working on include a drive-thru bylaw, right-to-farm bylaw, an accessory apartment provision for the Zoning Bylaw and completing the Open Space & Recreation Plan.. The Board is also working with CMRPC to update the official zoning map for the Town of Upton so as to reflect zoning changes that have taken place since 1978. Public hearings have been scheduled for many of these items for late April and many will be place on the warrant for the Annual Town Meeting in May.

### Subdivisions:

Road improvements associated with the “**Glen Echo Estates**” subdivision (61-lots located off North St) continue and construction has begun within the development. “**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.

The covenant for “**Sylvan Springs**” is being reviewed by Town Counsel. “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.

“**Pine Grove Estates,**” a 5-lot preliminary subdivision plan located off Grove St was reviewed and comments given to the applicant in June 2006. Although a definitive plan is expected, no further action has occurred.

“**Cross Winds,**” a 32-lot definitive plan located between Plain St and Station St was approved in September 2005; no further action has occurred.

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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. The Special Permit application for Rockwood Meadows was received in March. A public hearing has been set for May 8, 2007 to discuss the site plan. “**Maple Ave Planned Village Development**” Special Permit was approved in June 2006. We are awaiting the Site Plan application for this project. Another Large Lot Frontage Reduction, Special Permit application for 3-proposed lots located off Pearl St was submitted in December. A public hearing was held in February and continued to March. The Board is working on the decision document. Another Large Lot Frontage Reduction, Special Permit application was submitted for 2-proposed lots located off North St. One house already exists on this lot and the applicant is looking to subdivide his land for 1 additional house lot. The Board is currently working on the decision document.

## Site Plans:

Review continued for the Site Plan application of Hollerbrook Builders for a commercial/retail plaza to be located at **41 Milford St.** Several meetings have been held with the applicant and the neighbors. The Board is working with the applicant to resolve the concerns of the neighbors regarding safety and lighting. The Board is currently working on the decision document for this application. The application of FiberTower Corporation a Wireless Service Facility to co-located 2 antennas to the existing tower at 87 Adams St, Westborough (tower is physically located in Upton) was approved by the Board in January 2007.

## Plan Review

The data table below summarizes the Board’s review activity for the 4th quarter of 2006.

<u>Type of Plan</u>	<u>Reviewed</u>	<u>Total # of Lots/Parcels</u>	<u>\$ Fees Collected</u>
81P (ANR)	1	1-parcell	\$ 50.00
Preliminary Plan	0	NA	NA
Definitive Plan	0	NA	NA
Modification to Def. Plan	0	NA	NA
Site Plan	1	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	NA
Site Plans in process	2	NA	NA
Special Permits in process	3	6-lots (67-units)	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.
- Review items from the Master Plan for implementation, working with CMRPC.
- Working 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,

Paul W. Carey  
Planning Board Chair