

June 27, 2016

Town of Upton

JUL 06 2016

Selectmen's Office

Board of Selectmen
1 Main Street
Upton, MA 01568



Pulte Homes of New England, LLC
115 Flanders Road, Suite 200
Westborough, MA 01581
Telephone: 508-870-9999
Fax: 508-870-0408

Re: Proposed Upton Ridge Development
Sewer & Water Connection Fees

Dear Board Members,

First of all I want to thank you for taking the time to allow me to present our proposed residential project on Hartford Ave South. Please remember, while you are deliberating on your decision, that this presents a unique opportunity. I believe it embodies the foundation of a true public-private partnership whereby Pulte Homes is willing to extend the town sewer and water infrastructure to add approximately 10% new to the users of the town water system and to add approximately 20% new users to the town sewer system. Over the long run these added users will broaden the base of both of these important Town infrastructure systems and allow them to be more fiscally independent in the future due to the predictable increase in annual user fee income. We estimate that \$50,000 additional per year will be added to the water system income and \$100,000 per year will be added to the sewer system income. In addition, our proposed project will generate a significant amount of annual real estate taxes for the Town. Currently this 53 acre wooded parcel generates about \$7,000 a year in property taxes. Our proposal upon completion will generate approximately \$1,000,000 each and every year in property taxes to the town of Upton. In addition, since it will be a private condominium community, it will add no additional maintenance or repairs for roads and infrastructure to the town's responsibility.

In conclusion I would like to request that the Selectmen approve our request for this unique property whereby the sewer and water tie and fees would be waived dollar for dollar in exchange for the expenses that we incur extending the town sewer and water system.

Thank you for your time and consideration of our request we look forward to working cooperatively together in the future.

Sincerely,
Pulte Homes of New England, LLC

A handwritten signature in blue ink that reads "Reid Blute".

Reid Blute
Vice President Land Acquisitions

June 13, 2016

Board of Selectmen
1 Main Street
Upton, MA 01568
508-529-6901



Pulte Homes of New England, LLC
115 Flanders Road, Suite 200
Westborough, MA 01581
Telephone: 508-870-9999
Fax: 508-870-0408

Re: Proposed Upton Ridge Development
Sewer & Water Connection Fees

Dear Board Members,

I look forward to discussing our request for a reduction of the usual sewer and water connection fees associated with our proposed senior housing community known as "Upton Ridge". In preparation of the upcoming meeting, we ask that you consider the following information that briefly lays out the reasons for our request.

Upton Ridge, as currently proposed, consists of 139 attached condominium homes which would be age restricted to those over the age of 55, nine of these units would be additionally restricted as affordable homes. Since Upton Ridge is located on a parcel of land that directly abuts the Town of Northbridge at the top of Hartford Avenue South, next to the Shining Rock Development, we originally contemplated Upton Ridge using Northbridge sewer and water to service our homes. Northbridge has available water and sewer infrastructure at our frontage and expressed a willingness to provide sewer and water services to Upton Ridge.

However, during discussions with Ms. Robinson, we learned that Upton desires to expand its water and sewer system's user base and has sufficient capacity in both systems to accommodate the proposed homes at Upton Ridge. The issue is, that although Upton has capacity in its sewer and water system, both systems (as detailed in Ms. Robinson's June 1, 2016 Memo to the Board) require significant costly upgrades and/or extensions to improve the sewer and water systems to adequately serve our project at our frontage on Hartford Ave. South. Although we would be willing to use Upton sewer and water and increase the customer base of both Town systems, the offsite costs of upgrading and extending the systems creates a significant financial hardship and endangers the success of the project.

The offsite sewer improvements are estimated to cost approximately \$1,700,000.00. The offsite sewer work consists of running several different types of sewer main from Rockdale Hill Circle down Hartford Ave. South, under the private railroad crossing and connecting to the Town's system at Railroad Ave. A municipal sewer pump station is also proposed in our current design which provides the Town the further opportunity to add additional sewer users to the Town's system in the future. The offsite water improvement costs are proposed to cost \$690,000 and entail checking and treating the existing water main to our site and building the booster pump station needed to provide satisfactory pressure and flow to our homes for both drinking water and fire suppression.

We believe that upon completion, Upton Ridge, will be a successful 139 unit senior housing community, offering the following many benefits to the Town of Upton:

- Annual property tax revenues of approximately \$1,000,000.00
- Estimated net annual fiscal benefit to the Town of over \$900,000.00 (No school costs to the Town)
- 55+ senior housing community provides long time Upton residents additional housing alternatives to downsize and remain in Town
- Provides Nine (9) affordable housing units
- Additional Upton Water Customers (System users would increase approx. 10%, generating substantial additional water fees to the Town forever)
- Additional Upton Sewer Customers (System users would increase approx. 20%, generating substantial additional sewer fees to the Town forever)
- Offsite sewer infrastructure improvements would also allow Upton to serve additional homes in the future.

This is a truly unique situation, specific to this site, which is why we are asking the Board to consider a win-win situation benefitting both the Town and Upton Ridge. We are willing to extend and upgrade Upton's sewer and water infrastructure to service the new homes at Upton Ridge so that the Town of Upton obtains additional sewer and water customers generating future sewer and water fees forever. In return, we are asking that the Town reduce or waive our sewer and water connection fees for this project, which reduction/waiver will help offset a portion of the extraordinary costs of the offsite sewer and water work.

Alternatively, should the Board *not* be in favor of approving any sewer and water connection fee reductions, we respectfully ask the Board to support our request to use Northbridge sewer and water which is already available at our frontage and capable of servicing our homes with no upgrades or unusual costs.

Thank you for giving us the opportunity to discuss our request with you in person. We look forward to meeting with you at your June 21, 2016 Board meeting.

Sincerely,

Pulte Homes of New England, LLC



Reid Blute

Vice President Land Acquisitions

Cc: Ms. Blythe C. Robinson, Town Manager



TOWN OF UPTON, MASSACHUSETTS

Code Enforcement Department Zoning Board of Appeals

Special Permit and/or Variance Decision

Applicant Name: Jennifer & Timothy Moran
23 Francis Dr
Upton MA 01568

Property Location: 23 Francis Dr
Book: 55083 **Page:** 163

Notice of Hearing – Milford Daily News:

Hearing Date: Wed, June 15, 2016

Date: 5/26/16

Date: 6/8/16

Hearing Place: Upton Town Hall

Board Members Present:

William Andrews Yes
Stedman Briggs Yes
Joseph Lurie Yes

Alternate Board Members Present:

James Bates, Jr. No
Richard Desjardins No

Applicants Request: Application of Jennifer & Timothy Moran of 23 Francis Dr for a Variance to install an in-ground pool that does not meet rear setback requirements.

Decision: Motion made and seconded to grant a Variance to Jennifer & Timothy Moran of 23 Francis Dr to install an in-ground pool no closer than 20 feet from the rear property line. The Board has determined that this decision is consistent with past rulings and does not derogate from the intent of the bylaws.

The following members of the Board of Appeals voted to grant the Variance:

William Andrews Yes
Stedman Briggs Yes
Joseph Lurie Yes

An appeal from the decision of the Upton Zoning Board of Appeals may be made by any person aggrieved pursuant to MGL Chapter 40A, section 17, as amended, within twenty days of the date of filing of a notice of decision at the Office of the Town Clerk.

Joseph Lurie, Chairman
Zoning Board of Appeals

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TOWN OF UPTON