



# TOWN OF UPTON, MASSACHUSETTS

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## Planning Board

### Quarterly Report 1<sup>st</sup> & 2<sup>nd</sup> Quarters 2015

#### Summary

The following public hearings were held during the 1<sup>st</sup> & 2<sup>nd</sup> quarters of 2015:

- 2/10/15 – Site Plan Approval Application for property located at 3 Milford St. Hearing continued from 12/23/14.
- 4/28/15 – Modification/Amendment to the Crosswinds Definitive Subdivision. Hearing continued to 5/12/15 (no quorum); hearing continued to 5/26/15. Hearing closed.
- 6/9/15 – Wireless Data Transfer Facility Special Permit & Site Plan Application to be located off Adam St (Westborough). Hearing closed.
- 6/23/15 – Removal of Public Shade Tree on property located at 46 Mendon St. Hearing closed.

#### Subdivisions:

- **“Crosswinds”** - Definitive Plan (31 lots) located between Plain Street and Station Street was approved September 2005. Modification of this Definitive subdivision was submitted in March 2015. The following modifications were presented: eliminate the intersection of Dogwood Dr with Station St and proposed a cul-de-sac which eliminated the need to build the railroad crossing; eliminate one (1) lot and modify three (3) lots; and eliminate two (2) catch basins. A public hearing was opened on 4/28/15 and upon discussion and final review of the proposal the hearing was closed on 5/26/15. The Board voted to approve the modifications. Construction of houses has begun.
- **“Governor’s Landing”** Definitive Plan (59 lots) off Milford Street. No action to date.
- **“Hartford Highlands”** – 4-lot Definitive Plan approved June 2014. Covenant has been submitted and approved. Work on the infrastructure has begun.
- **“JR Estates”** a 5-lot Open Space subdivision (Special Permit) located off West River St was approved July 2011. Covenant was signed on September 11, 2012. Infrastructure work has begun.
- **“Rockwood Meadows”** Senior Housing Community (Special Permit) located off East Street, was approved in September 2006. Application for Modification of the Special Permit and Site Plan was submitted in July 2013. Modification included changing number of single family (50) and duplex (12) units. Total number of units remains at 62. Modification of the plan was approved November 2013. Construction of roadways and infrastructure has begun. Model homes are also under construction.
- **“Sylvan Springs”** Definitive Plan was approved in November 2006. This is a 54-lot subdivision located off Northbridge Road, in Mendon. Ten lots (6 houses) will be located in Upton. Construction of the subdivision has begun in Mendon. No work has begun in Upton to date.
- **“Whitney Farms at Cotton Gin Circle”** - Definitive Plan submitted January 2014. This is an 8-lot subdivision located off Grove St. A Preliminary plan was reviewed in 2013. The Public hearing was opened on 3/25/14; review and discussion continued over several months. The public hearing was closed 6/24/14. The Board voted to deny the subdivision on 7/22/14. Applicant has filed an appeal of the decision. Negotiations with the applicant are on-going.

**Special Permits:**

- Application of Casa Investors/Casa Builders & Developers Corp. for a Wireless Data Transfer Facility (includes Site Plan) for 150 foot tower to be located off Adams St, Westborough (land is in Upton). Public hearing was opened 6/9/15 and upon review the Application was approved with conditions.

**Site Plans:**

- Application of James & Leanne Maloney for conversion of the existing structure located at 3 Milford St into 3 condo units with parking underneath. Upon final review the site plan was approved with conditions.
- Wireless Facility application (see Special Permit above).

**Plan Review**

The data table below summarizes the Board’s review activity for the 1<sup>st</sup> & 2<sup>nd</sup> 4th quarter of 2015:

<b><u>Type of Plan</u></b>	<b><u>Submitted</u></b>	<b><u>Total # of Lots/Parcels</u></b>	<b><u>\$ Fees Collected</u></b>
81P (ANR)	3	4 lots/1 parcel	\$450.00
Preliminary Subdivision	0	NA	0
Definitive Subdivision	0	NA	0
Modification to Definitive Subdivision	1	4 lots (impacted)	0
Site Plan	1	NA	\$500.00
Special Permit	1	NA	\$750.00
Modification of Site Plan and/or Special Permit	0	NA	NA
Street Acceptance	0	NA	NA

**In Process (construction started):**

Subdivisions	5	108 houses/units (total)	NA
Completed	0	0 units completed	NA
Site Plans	1	3 units (total)	NA
Completed	0	0 units completed	NA
Special Permits	1	1 lot	NA
Completed	0	0 completed	NA

**Goals (on going)**

- Review and amend the Zoning Bylaws as necessary.
- Review and amend the Subdivision of Land Rules & Regulations as 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 on the main floor of town hall in Room 101 adjacent to the Town Clerk’s office. Office hours are Tuesday & Thursday 8:30 am – 2:30 pm. Please contact Denise Smith, Department Coordinator at (508) 529-1008 or email: dsmith@uptonma.gov. You may also find information relative to the Planning Board on the Town’s website: [www.uptonma.gov](http://www.uptonma.gov). Planning Board meetings are held the 2<sup>nd</sup> & 4<sup>th</sup> Tuesday of each month at 7:00 pm, at Town Hall, Room 203 (Little Town Hall conference room), and as posted. Meeting agendas are posted on the website in advance of each meeting however, they are subject to change.

Respectfully Submitted,  
Margaret Carroll  
Planning Board Chair