

## PLANNING BOARD

Town of Upton



Massachusetts

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# Upton Planning Board Quarterly Report 2<sup>nd</sup> & 3<sup>rd</sup> Quarters, CY2013

## Summary

The following public hearings were held during the 2<sup>nd</sup> and 3<sup>rd</sup> quarters of 2013:

- 6/11/13 - Proposed bylaw for a Temporary Medical Marijuana Moratorium. Hearing was opened, discussion was held, hearing was closed. The Board voted 4 – 0 to recommend placing this proposed bylaw on the next town meeting warrant.
- 9/10/13 – Modification of the previously approved Rockwood Meadows Senior Housing Community Special Permit/Site Plan Approval application. Hearing was opened, discussion was held, hearing was closed. Board has not yet voted on a decision of this modification.

## Subdivisions:

- A Preliminary Conventional Subdivision Plan entitled “**Whitney Farms at Cotton Gin Circle**” was submitted on 8/28/13. This is an 8-lot subdivision located off Grove St. Plan has been sent to our reviewing engineer and other town departments for review and comments. Meeting will be held on 10/8/13 for discussion of this plan.
- “**Cross Winds**,” a 32-lot definitive plan located between Plain Street and Station Street was approved September 2005. Infrastructure work is almost complete, including installation of the sewer lines, water mains and drainage structures. The sewer pump station has been installed and is under inspection by the DPW. At this time no lots have been requested for release nor has a security document been submitted.
- “**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.
- “**JR Estates**” a 5-lot Open Space Subdivision located off West River St was approved July 2011. Covenant was signed on September 11, 2012. Infrastructure has begun.
- “**Governor’s Landing**” subdivision (59 lots off Milford Street). Litigation has been completed however no further action has been taken at this time. The Planning Board will require a covenant and performance bond before construction can begin.

## Special Permits:

- “**Rockwood Meadows**”, a 62-unit Senior Housing Community located off East Street, was approved in September 2006. Application for Modification of the plan has been submitted. A public hearing was held on 9/10/13. No decision has been made as yet.

### Site Plans:

No Site Plans were submitted.

### Plan Review

The data table below summarizes the Board's review activity for the 2<sup>nd</sup> & 3<sup>rd</sup> quarter of 2013.

<u>Type of Plan</u>	<u>Submitted</u>	<u>Total # of Lots/Parcels</u>	<u>\$ Fees Collected</u>
81P (ANR)	9	15 lots/5 parcels	\$ 1800.00
Preliminary Plan	1	8 lots	1900.00
Definitive Plan	0	NA	0
Modification to Def. Plan	0	NA	0
Site Plan	0	NA	0
Special Permit	0	NA	NA
Modification of Special Permit	1	62-units	NA
<u>Street Acceptance</u>	0	NA	NA
Subdivisions in process	4	102 houses	NA
Construction started	2	0 houses completed	NA
Site Plans in process	0	NA	NA
Construction started	0	NA	NA
Special Permits in process	0	NA	NA
Construction started	0	NA	NA

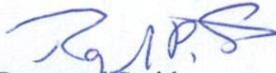
### Goals (on going)

- Review and amend the Zoning Bylaws as may be necessary.
- 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 currently located in the Temporary Town Hall which is located at 3 Milford Street, lower level. Office hours are Tuesday & Thursday 8:00 am – 2:00 pm. Please contact Denise Smith, Department Coordinator, at (508) 529-1008 or email: [dsmith@uptonma.gov](mailto: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 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