

## PLANNING BOARD

Town of Upton



Massachusetts

E-Mail: [planningboard@uptonma.gov](mailto:planningboard@uptonma.gov)  
Phone: (508) 529-1008

1 Main St, Box 10  
Upton, Massachusetts 01568

# Upton Planning Board Quarterly Report 2<sup>nd</sup> Quarter - 2014

## Summary

The following public hearings were held during the 2<sup>nd</sup> quarter of 2014:

- 4/22/14 – Definitive Subdivision “Whitney Farms at Cotton Gin Circle”; hearing continued to 5/13/14 (no quorum); 5/27/14; 6/10/14 (no quorum); 6/24/14. Hearing closed.
- 4/08/14 – Solar Facilities; hearing closed that evening. Board voted to recommend the Bylaw at Town Meeting.
- 4/08/14 – Medical Marijuana Bylaw; hearing closed that evening. Board voted to recommend acceptance of the Bylaw at Town Meeting.

## Subdivisions:

- **“Whitney Farms at Cotton Gin Circle”** - Definitive Subdivision Plan submitted January 2014. This is an 8-lot subdivision located off Grove St. A Preliminary plan was reviewed 2013. The Public hearing was opened on 3/25/14 and this plan is still under review. The public hearing was closed 6/24/14. No decision has been issued to date.
- **“Hartford Highlands”** – Definitive Subdivision Plan submitted January 2014. This is a 4-lot subdivision plan located off Hartford Ave S. Public hearing was held on 3/25/14. Hearing was closed that evening. Board voted on 6/24/14 to approve the subdivision.
- **“Crosswinds,”** a 32-lot definitive plan located between Plain Street and Station Street was approved September 2005. Infrastructure work is complete, including installation of the sewer lines, water mains and drainage structures. The sewer pump station has been installed and has been approved by the DPW. The developer reports that he has reached agreement with the railroad regarding the crossing over the tracks on the Station St side of the subdivision. Applicant has requested 15 lots be released for construction. The Board has not released any lots to date.
- **“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 work 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 Special Permit and Site Plan was submitted in July 2013 and a public hearing was held in September. Upon review by our engineer and other town departments the modification plan was approved. Construction of roadways has begun.

### Site Plans:

- See “**Rockwood Meadows**” above.
- 12 Milford St – proposed change of use from a residential structure to a commercial business (hair salon) was approved by the Board at its meeting on April 8, 2014.

### Plan Review

The data table below summarizes the Board’s review activity for the 2<sup>nd</sup> quarter of 2014.

<u>Type of Plan</u>	<u>Submitted</u>	<u>Total # of Lots/Parcels</u>	<u>\$ Fees Collected</u>
81P (ANR)	2	3 lots/1 parcel	\$ 150.00
Preliminary Subdivision	0	NA	0
Definitive Subdivision	0	NA	0
Modification to Definitive Subdivision	0	NA	0
Site Plan	0	NA	0
Special Permit	0	NA	NA
Modification of Site Plan and/or Special Permit	0	NA	NA
<u>Street Acceptance</u>	<u>0</u>	<u>NA</u>	<u>NA</u>
In Process:			
Subdivisions (approved)	3	43 houses	NA
Construction started	3	0 houses completed	NA
Site Plans in process	0	NA	NA
Construction started	0	NA	NA
Special Permits in process	1	62 units	NA
Construction started	0	NA	NA

### Bylaw Update

At the Annual Town Meeting on May 8, 2014 the Solar Facilities bylaw was approved; the Medical Marijuana bylaw was not approved.

### 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.

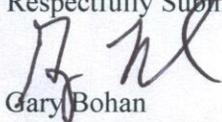
### General

The Planning Board Office is 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,



Gary Bohan  
Planning Board Chair

---