

PLANNING BOARD

Town of Upton



Massachusetts

E-Mail: PlanningBoard@upton.ma.us
Phone: (508) 529-1008
Facsimile: (508) 529-1009

1 Main St, Box 10
Upton, Massachusetts 01568

Upton Planning Board Quarterly Report 3rd Quarter, CY2012

Summary

During the 3rd quarter of 2012 the Planning Board held the following public hearings:

- 7/10/12 – Special Permit Application for Modification to the Adam St Wireless Facility. Hearing opened and closed on 7/10/12.
- 9/25/12 – Large Lot Frontage Reduction Special Permit Application for 142 North St. Hearing opened and continued to 10/23/12.

Subdivisions:

“**Cross Winds**,” a 32-lot definitive plan located between Plain Street and Station Street was approved September 2005. Infrastructure work is ongoing. Specifically installation of the sewer lines, water mains and drainage structures. “**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. “**JR Estates**” a 5-lot Open Space Subdivision located off West River St was approved July 2011. Covenant was signed on September 11, 2012. Construction has not yet been started. “**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:

An amended Large Lot Frontage Reduction Special Permit application was been submitted on August 14, 2012 for property at 142 North St. The applicant previously submitted a plan that was denied and through an appeal process has resubmitted a plan. A public hearing was opened on 9/25/12 and continued to 10/23/12.

A Special Permit application for modification to the existing Wireless Facility located off Adam St, Westborough was submitted by Sprint on June 13, 2012. A public hearing was held on 7/10/12. Application was approved.

Industrial Tower has begun installing a Wireless Data Transfer Facility off Warren St on Pratt Hill (approved 2010). The tower has been installed and they are currently working to bring power to the site. The following carriers will be co-locating on this tower: Verizon, Sprint/Nextel, TMobile, and American Medical Response. Verizon has installed their equipment and is now “on air”.

The Special Permit development plan entitled “**Rockwood Meadows**”, a 62-unit Senior Housing Community, located off East Street, was approved in September 2006. No further action has taken place. “**Maple Ave Planned Village Development**” Special Permit was approved in June 2006. No further action has taken place.

Site Plans:

No Site Plans were submitted this quarter.

Plan Review

The data table below summarizes the Board’s review activity for the 3rd quarter of 2012.

<u>Type of Plan</u>	<u>Submitted</u>	<u>Total # of Lots/Parcels</u>	<u>\$ Fees Collected</u>
81P (ANR)	2	2 lots/1 parcels	\$ 250.00
Preliminary Plan	0	NA	0
Definitive Plan	0	NA	0
Modification to Def. Plan	0	NA	0
Site Plan	0	NA	0
Special Permit	1	NA	NA
<u>Street Acceptance</u>	<u>0</u>	<u>NA</u>	<u>NA</u>
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	4	NA	NA
Construction started	1	NA	NA

Grafton-Upton Railroad

At this time the Board has no applications or requested actions regarding the rail yard on Maple Avenue.

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 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@uptonma.gov. You may also find information relative to the Planning Board on the Town’s website: www.uptonma.gov. Planning Board meetings are held the 2nd & 4th 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,

Tom Davidson
Planning Board Chair