

PLANNING BOARD

Town of Upton



Massachusetts

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## Upton Planning Board Quarterly Report 4th Quarter, CY2013

### Summary

The following public hearings were held during the 4<sup>th</sup> quarter of 2013:

- 11/12/13 – Modification to the proposed Marijuana Moratorium Bylaw by changing the moratorium expiration date from June 30, 2014 to November 19, 2014. Bylaw was not approved at the Special Town Meeting on 11/19/13.

### Subdivisions:

- **“Whitney Farms at Cotton Gin Circle”** a Preliminary Conventional Subdivision Plan was submitted in August 2013. This is an 8-lot subdivision located off Grove St. Plan was reviewed and comments provided by our engineers and appropriate Town departments. Applicant has 7 months to submit a Definitive Subdivision plan.
- **“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. One additional issue to be addressed is the railroad crossing over the tracks on the Station St side of the subdivision. 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 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.

### Site Plans:

See **“Rockwood Meadows”** above.

**Plan Review**

The data table below summarizes the Board's review activity for the 4<sup>th</sup> quarter of 2013.

<u>Type of Plan</u>	<u>Submitted</u>	<u>Total # of Lots/Parcels</u>	<u>\$ Fees Collected</u>
81P (ANR)	1	2 lots	\$ 200.00
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
Street Acceptance	0	NA	NA
In Process:			
Subdivisions (prelim/def)	5	110 houses	NA
Construction started	23	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



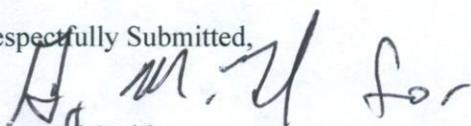
**Goals (on going)**

- 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. You may also find information relative to the Planning Board on the Town's website: 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