

PLANNING BOARD

Town of Upton



Massachusetts

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Upton Planning Board Quarterly Report 4th Quarter - 2014

Summary

The following public hearings were held during the 4th quarter of 2014:

- 10/14/14 – Proposed Zoning Bylaw amendment relative to self-service gas stations. Hearing closed.
- 12/23/14 – Site Plan Approval Application for property located at 3 Milford St. Hearing continued to 1/27/15.

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; 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 have begun.
- **“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. A covenant has been submitted and approved by Town counsel.
- **“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. To date the Board has not released any lots. No further action has been taken by the Board or the developer.
- **“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.
- **“Governor’s Landing”** subdivision (59 lots off Milford Street). Litigation has been completed however no further action has been taken to date. The Planning Board will require a covenant and performance bond before construction can begin.

Special Permits:

- **Large Lot Frontage Reduction Special Permit applications (2)** for two lots off Mendon St. Upon review both applications were approved on 10/28/2014.
- **“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 upon review by our engineer and other town departments the modification plan was approved. Construction of roadways and infrastructure 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. Infrastructure work has begun.

Site Plans:

- 3 Milford St for conversion of the existing structure into 3 condo units with parking underneath. Public hearing was opened on 12/23/14 and continued pending further information until 1/27/15.

Plan Review

The data table below summarizes the Board’s review activity for the 4th quarter of 2014.

<u>Type of Plan</u>	<u>Submitted</u>	<u>Total # of Lots/Parcels</u>	<u>\$ Fees Collected</u>
81P (ANR)	0	NA	\$ 0
Preliminary Subdivision	0	NA	0
Definitive Subdivision	0	NA	0
Modification to Definitive Subdivision	0	NA	0
Site Plan	1	1 Lot	500.00
Special Permit	0	NA	0
Modification of Site Plan and/or Special Permit	0	NA	NA
Street Acceptance	0	NA	NA
In Process (active):			
Subdivisions (approved)	3	42 houses	NA
Construction started	3	0 units completed	NA
Site Plans in process	0	NA	NA
Construction started	0	NA	NA
Special Permits (approved)	3	69 units	NA
Construction started	3	0 units completed	NA

Bylaw Update

Proposed amendment to the Zoning Bylaws by amending Section 3.1.3 Table of Principal Uses – Use #25 by deleting the phrase “excluding self-service gas stations”. A public hearing was held in October and the Board recommended approval at the Special Town Meeting in November. The amendment was approved at the STM.

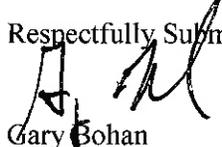
Goals (on going)

- 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.
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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. Planning Board meetings are held the 2nd & 4th Tuesday of each month at 7:00 pm, at Town Hall in 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,



Gary Bohan
Planning Board Chair